

ADDINGHAM

NEIGHBOURHOOD DEVELOPMENT PLAN 2018-2030

PREFERRED OPTION CONSULTATION DRAFT

MARCH 2018



Addingham
Parish Council •
Community Together 

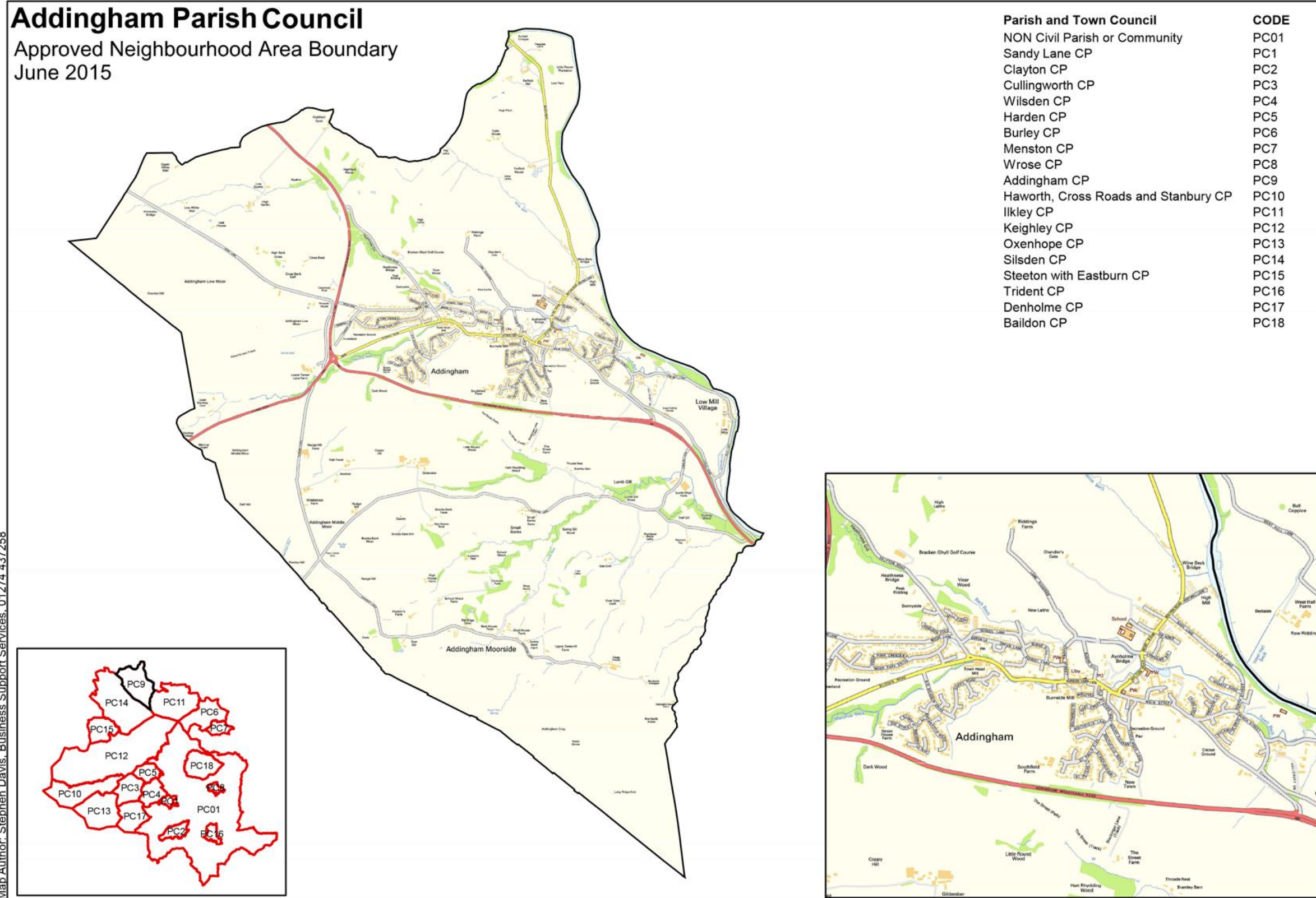
VISION STATEMENT

‘BY 2030, ADDINGHAM HAS RETAINED ITS IDENTITY AS A VILLAGE, ON THE EDGE OF THE YORKSHIRE DALES NATIONAL PARK, WITH A RANGE OF SERVICES AND COMMUNITY FACILITIES FOR LOCAL RESIDENTS, BUSINESSES AND VISITORS. THE TRADITIONAL LOWER WHARFEDALE CHARACTER, SPECIAL SETTING IN THE LANDSCAPE AND BIODIVERSITY OF THE PARISH HAVE BEEN PROTECTED AND ENHANCED, AND THE VILLAGE HAS ACCOMMODATED NECESSARY NEW DEVELOPMENT WITHOUT DAMAGING THESE SPECIAL FEATURES AND HAS ALSO STRENGTHENED ITS RESILIENCE TO CLIMATE CHANGE.’

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Figure 1 – Addingham Neighbourhood Development Plan Area (Source: CBMDC, 2014)



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1

Introduction

- 1.1 Addingham is a highly attractive lower Wharfedale village on the edge of the Yorkshire Dales National Park and less than 20 miles from the major cities of Leeds and Bradford. The village is home to some 3,700 people and a variety of local shops, businesses and community facilities.
- 1.2 In 2015, Addingham Parish Council decided to take advantage of new powers in the Localism Act 2011 that give local communities the power to prepare a Neighbourhood Development Plan (NDP) to help them shape the future of their area. The proposed plan would complement strategic planning policy for Bradford District, prepared by the City of Bradford Metropolitan District Council (CBMDC).
- 1.3 For the purposes of neighbourhood planning, Addingham Parish Council is a “qualifying body” and in 2015 applied to CBMDC for the whole of the Addingham Parish area to be designated as a neighbourhood planning area (see Figure 1, page 3). This application was approved on 23 June 2015.
- 1.4 When complete, the Addingham Neighbourhood Development Plan (ANDP) will give local people more say in the future of the area by setting planning policies to help guide, control and promote development..
- 1.5 This draft plan has been prepared by a Neighbourhood Plan Forum set up by the Parish Council, comprising Parish Councillors, representatives of village organisations and a number of resident volunteers.
- 1.6 Neighbourhood Plans should consult those who live, work and carry out business in the area and in Addingham, there have been two major public meetings, consultation with local businesses and a range of other survey work. The key issues and priorities identified through this work have been pulled together into the current draft plan document.
- 1.7 Neighbourhood Development Plans can only cover land-use and related planning matters. Other non-planning issues raised during previous consultation have been noted by the Parish Council and will

be addressed, as appropriate, through other actions complementary to the ANDP.

- 1.8 The ANDP has now reached an important stage where views on the proposed policies and proposals in the draft plan are needed. The plan document can be inspected at the Open Event in the Memorial Hall on 9 and 10 March 2018, or on the Parish Council website: <http://www.addingham-pc.gov.uk/neighbourhood-plan/>
- 1.9 Reference copies of the plan will also be available in the Memorial Hall foyer and the Community Library in the Memorial Hall car park until 7 April 2018. Further information on how you can make comments on the draft plan are set out in Chapter 8, page 59.

2

Why are we preparing a Neighbourhood Development Plan for Addingham?

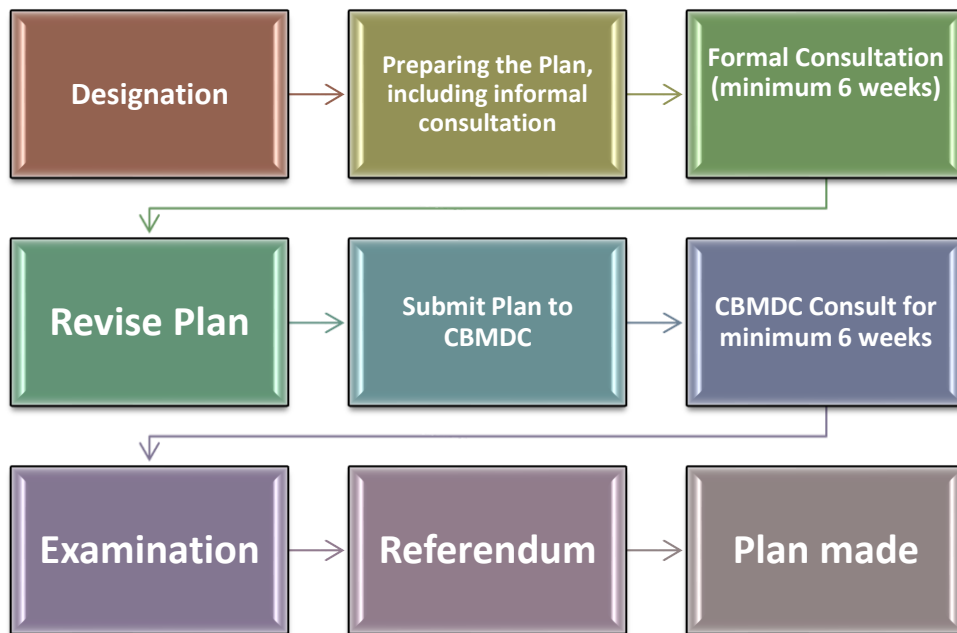
- 2.1 Neighbourhood Development Plans are a relatively new part of the statutory development planning system. Just as local authorities, such as CBMDC, can produce development plans to promote, guide and control development of houses, businesses, open spaces and other uses of land so too now, by preparing a NDP, can parish councils.
- 2.2 NDPs, when complete, form part of the statutory development plan for an area, in our case, the City of Bradford Metropolitan District. NDPs will be used to promote and guide what goes where; and, importantly, will be used to help determine planning applications.
- 2.3 Addingham Parish Council think this is an important right to exercise, and in 2015, as a qualifying body, applied for the whole parish area to be designated a neighbourhood planning area, see Figure 1, page 3. CBMDC approved this application on 23rd June 2015. Since designation the Parish Council's Neighbourhood Plan Forum have been preparing this Draft Neighbourhood Development Plan.
- 2.4 The plan when finalised (made) will give local people more say in the future development of the area. We can say this because NDPs have the following benefits:
 - NDPs are part of the development plan and carry what is known as "statutory weight" when planning decisions are made
 - NDPs give local people the final say on the plan for the area through a referendum
 - NDPs can bring a financial benefit to an area. CBMDC have introduced a levy on future development called the Community Infrastructure Levy (CIL). Without an NDP the Parish Council would receive 15% of any CIL collected; if we have an NDP we receive 25%. With many new homes proposed in the area this could be a substantial sum.

3

How long will it take to prepare the Neighbourhood Development Plan?

- 3.1 Neighbourhood Development Plans must be prepared following a procedure set by government (see Figure 2). At the moment we are in the early stages of plan preparation.

Figure 2 – The Neighbourhood Development Planning Process



- 3.2 This procedure must include two minimum six-week periods of consultation on the Draft Plan and will culminate in a referendum on whether the plan should be made part of the statutory development plan for CBMDC. All residents of Addingham who are aged 18 and over and eligible to vote will be able to vote in the referendum. The

Addingham NDP has now reached Draft Plan stage and this document is being consulted upon informally for a four week period. Residents, businesses and neighbouring local authorities are encouraged to comment on the draft plan.

- 3.3 After this informal consultation the NDP will be revised, and then, following the formal consultation period, will be submitted to CBMDC. CBMDC will consult on this second Submitted Draft for a further minimum six-week period.
- 3.4 The Addingham NDP will then be subject to independent examination. Once the NDP has been examined it will have to be put to a vote, a referendum, of all those eligible to vote in the Parish, as to whether it should be made part of the statutory development plan system or not.
- 3.5 We hope to reach referendum stage by **May 2019** and have a final NDP by **June 2019**.
- 3.6 It is important to bear in mind that our NDP must take account of national planning policy set by government; and strategic planning policy set by CBMDC. The latter, as we show in chapter 5, is extremely important in terms of planning the future of our area.

4

Background and Key Issues

Introduction

- 4.1 The neighbourhood area covers the whole of Addingham parish (Figure 1, page 3).
- 4.2 Addingham has a very long history as a farming and industrial settlement, yet until recently remained a small linear village, clustered around road junctions and the main turnpike road. The past 30 years have seen its status grow as a desirable commuter settlement for Ilkley, Skipton, Keighley, Bradford and Leeds, with resultant pressures for development. Its location on the main A65 Trunk Road from Leeds to Skipton and the north-west has led to vastly increased heavy traffic passing through the heart of the village, creating dust, noise and vibration, and cutting the village in two. This was finally overcome in October 1990, with the opening of the bypass. The Main Street is now a quieter local thoroughfare once more, allowing people to move about more freely, with greater appreciation of the character of the settlement and creating potential for sensitive improvements.

Addingham Past and Present

- 4.3 The neighbourhood area's history goes back to Iron Age, Anglo-Saxon and Roman times. In the 17th century there were farmsteads on Addingham Moorside and agricultural buildings on Main Street. Many small farmers turned to the domestic production of textiles, and in the late 18th and early 19th centuries purpose-built workshops appeared. Handloom weaving gave way to factory production, with the river and village becks supporting cotton, wool, and silk production in five mills throughout the village. Cottages and terraced houses were built to house the growing number of mill workers.

- 4.4 Many buildings from this period remain, providing evidence of the village's early development and giving it a distinctive Lower Wharfedale historic character and appearance. A particular feature is the long central spine of Main Street, fronted by many traditional historic buildings in local buildings materials, with areas of green space extending into the village centre at various points. This pattern of development gave rise to the village being known as Long Addingham. For much of the 19th century, village population remained around 2,100 but with the closure of the mills in the 1960s, Addingham began the transition to a less compact commuter village, with many people working in nearby towns and cities.
- 4.5 Redundant textile buildings, former shops and agricultural buildings have been converted to dwellings. Small infill housing developments were built on crofts and former industrial sites in and around the village, as well as larger suburban style housing estates particularly in the 1980s and 1990s to the south and west of the 18th/19th century settlement.
- 4.6 Today, the village population is around 3,730 (2011 Census) with a relatively high proportion of people (28.1% of the population) in the older age group 65+ along with younger families with children (27.1% of households). The village has a range of local shops and services, a successful primary school, medical centre and a variety of community facilities, with a strong community spirit.



i Medical Centre

- 4.7 Addingham remains a highly attractive village with historic character and a special setting in the landscape. The ANDP is being prepared to help to ensure that future growth and development are managed

sensitively and do not harm the attractions of the village for residents and visitors alike.



ii Hen Pen, one of the gardens on Main Street

Landscape and Setting

4.8 Addingham is on the northern edge of Natural England's National Character Area 36 – South Pennines, the key features of which are:

- ❑ Large scale sweeping moorlands
- ❑ Pastures enclosed by drystone walls
- ❑ Gritstone settlements contained within narrow valleys

Part of the neighbourhood area, towards Bolton Abbey, is in National Character Area 21 – Yorkshire Dales, which extends into the National Park. The key landscape features of this area are a closer fit for the Addingham neighbourhood area:

- ❑ Large scale upland landscape, dissected by dales which are often deep
- ❑ Wide glaciated valleys, with rough grazing on upper slopes, permanent pastures on dale sides and fields cut for hay or silage in more fertile valley bottoms
- ❑ Remnant semi-natural broadleaved woodland on valley sides and in gills
- ❑ Evidence of historic land use from prehistoric times through to the present still highly visible due to relatively low levels of cultivation and development

4.9 CBMDC's Landscape Character Supplementary Planning Guidance (SPG) notes that Wharfedale has strong visual connection with the adjoining Yorkshire Dales National Park (YDNP) and the Nidderdale Area of Outstanding Natural Beauty (AONB). This is partly due to its physical separation from Airedale by Rombalds Moor, but also

because Wharfedale avoided the full impact of the Industrial Revolution. Better quality soils and more gently sloping valley sides supported stronger agricultural land use, consequently the valley of Wharfedale retains much of its rural and agricultural character. The SPG identifies the following landscape character types in Addingham:

- Wharfedale Floodplain Pasture
- Wharfedale Enclosed Pasture
- Rombalds Ridge Moorland edge

- 4.10 The curve of the River Wharfe and the course of the two becks are significant landscape features which influenced the historic development of the settlement. Green spaces in the older parts of the village lie on the floodlands of the becks and River Wharfe.



iii St Peter's Church

- 4.11 The built settlement is surrounded by enclosed pastures and old mixed woodland. Some medieval field patterns and features are still visible, notably in the Southfield, St Peter's Church Field and Sugar Hill.
- 4.12 To the south of the village the farmland sloping up to Addingham Moorside, was once predominantly wooded. Although the extensive woodland cited in the Domesday Book has long since been felled, there are still numerous notable trees on field boundaries and woodland survives along the becks and steep-sided ghylls. Beyond this the neighbourhood area extends up to the gritstone edge of Rombalds Moor.
- 4.13 The landscape of the Low Moor and Addingham Moorside shows evidence of a long settlement and farming history, with fine 17th century farmhouses characterised by low roof lines, and interesting outbuildings.

- 4.14 On the northern side of the settlement, the Wharfe forms the boundary of the neighbourhood area, with floodplain pastures and enclosed pastures rising steeply up to the notable landmark of Beamsley Beacon, Langbar and Middleton Moor.

Views

- 4.15 The neighbourhood area has significant views, including those to and from Addingham Conservation Area, Beamsley Beacon, the Upper Wharfedale Fells in the Yorkshire Dales National Park (YDNP), Nidderdale Area of Outstanding Natural Beauty (AONB), Addingham Moorside and Rombalds Moor. Fine views of the contrasting gritstone landscapes of Rombalds Moor to the south and Beamsley Beacon to the north can be seen from most parts of the village. From more elevated parts of the village and the surrounding countryside there are splendid views of the Wharfe Valley, fells and moors.



iv Beamsley Beacon and Burnside Mill

- 4.16 The village itself forms a major feature of the view from the Keighley Gate track on Ilkley Moor, the Rombalds Ridge, Addingham Moorside, Addingham Low Moor, Langbar and the slopes leading up to Beamsley Beacon. The older parts of the village in their topography and building materials partner the landscape setting harmoniously.

Biodiversity

- 4.17 The biodiversity of the neighbourhood area is important for its moorland, ancient and semi-natural deciduous woodland, field boundaries (ancient hedgerows and stonewalls), grassland habitats and the becks flowing from the higher land to the south and west of the village flow into the River Wharfe. The neighbourhood area has a number of designated natural heritage sites:

National/International:

- ❑ South Pennine Moors Site of Special Scientific Interest (SSSI), SSSI, Special Conservation Area (SAP) and Special Protection Area (SPA) (EU Birds Directive) – on Rombalds Moor above Addingham Moorside, with internationally important blanket bog, heathland and acid grassland habitats and breeding bird populations of upland ground nesting birds such as curlew, lapwing, and snipe. Most of the parish is within the 2.5km Wildlife Habitat precautionary zone. The rough grazing, and enclosed sheep grazed pastures down to the valley bottom provides supporting foraging and nesting habitat for SPA qualifying species.
- ❑ The northern portion of the neighbourhood area is within the precautionary area for the North Pennine Moors SSSI, Special Conservation Area and Special Protection Area (EU Birds Directive).
- ❑ Nidderdale AONB - on the Parish boundary (north bank of the River Wharfe)
- ❑ Yorkshire Dales National Park – boundary within 600m north of neighbourhood area boundary

Local/regional sites:

- ❑ Steg Holes (CBMDC Wildlife Area)
- ❑ Lumb Gill Wood (Local Wildlife Site)
- ❑ Brown Bank Marsh (Site of Ecological Importance)
- ❑ Far Bank (CBMDC Wildlife Area)
- ❑ The River Wharfe (Local Wildlife Site)
- ❑ Low Mill (Local Wildlife Site)
- ❑ Danny Palmer Nature Reserve at Marchup Ghyll (Addingham Parish Council)

Green Infrastructure

4.18 The neighbourhood area's open spaces and green infrastructure include:

- ❑ Designated Village Green Space within the settlement boundary including Marchup Ghyll, Manor Garth, Sugar Hill,

Sawmill Pond and the Sailor and Burnside Fields. Much of this space is within the Conservation Area

- Seating Area and Gardens along Main Street
- Allotments, recreation grounds and grass verges
- Open space in the Green Belt surrounding the village used for recreation including Bark Lane and Dawson Crossley Fields at High Mill, the Church Field at St Peter's Church, the Cricket Field and Bracken Ghyll Golf Course



v Dawson Crossley Field at High Mill

- The River Wharfe and beck corridors (Marchup Ghyll flowing into Town Beck, Heathness Ghyll flowing into Back Beck, and joining Town beck at Manor Garth, Wine Beck and Lumb Ghyll Beck
- Lanes and footpaths in the village linking green space
- Good footpath links from Ilkley Road and Main Street to the open countryside of Addingham Moorside, Rombalds Moor, Cringles and the Dales Highway Long Distance route; over Bracken Ghyll Golf Course towards Bolton Abbey; to the River Wharfe and the Dales Way National Trail, and over the river via a suspension bridge to Beamsley Beacon and Langbar and Middleton Moor



Vi Walking to school across Manor Garth

- 4.19 The quality of the landscape, Addingham’s location as a gateway to Nidderdale AONB and the Yorkshire Dales National Park, on the Dales Way National Trail, with an excellent network of footpaths, easy access to open countryside, and a good selection of pubs and cafes bring visitors and walkers into the village.

Key Issues

- 4.20 There are a number of planning issues that affect the neighbourhood area. This section of the plan sets out those issues and what the Parish Council intends to address in the NDP. Many of these issues have been raised by local residents at informal consultation events held during the development of the Neighbourhood Plan, at village meetings in December 2015 and November 2016. The meeting held in 2016, which explained the background to the NDP, attracted around 300 residents.

- The need to conserve the area’s built and natural heritage
- Meeting housing needs and providing a corresponding range of community facilities and infrastructure
- Traffic and Transport
- Supporting local businesses

The Key Issues are described in more detail in the following paragraphs.

Built Heritage

- 4.21 Addingham has significant built heritage assets, 129 entries on the National Heritage List for England, including listed buildings and scheduled monuments (Appendix 2).



Vii Conservation Area, Main Street

4.22 The village also has a Conservation Area designated in 1977, with the boundaries revised in 2004 covering the village's historic core and significant outer areas of the linear settlement which contains buildings from different eras of the village's history. The key characteristics of the Conservation Area are:

- 'Yorkshire Dales' character as opposed to 'South Pennine' character (like much of the rest of the district), which is evident in the development pattern and building details
- Identifiable 'clusters' of older development which have coalesced through later expansion
- Vernacular architecture predominates though there are significant numbers of stylised Georgian and Victorian buildings
- An organic street pattern
- Buildings and open spaces are well interspersed
- Mix of building and land uses
- Character which varies from agricultural to industrial to commercial
- Traditional natural building materials
- Vibrant village centre with busy Main Street and quiet areas away from Main Street
- Mixed density of development reflecting different types and eras of development
- Presence of flowing water – Town Beck, Back Beck and the River Wharfe
- Fine grain of development and interspersed larger and smaller buildings

(Source: CBMDC Addingham Conservation Area Appraisal, 2007)

- 4.23 The area also has a number of non-designated heritage assets many of which are identified as important local buildings in the Conservation Area Appraisal.

Natural Environment and Climate Change

- 4.24 Feedback from the NDP Open Event confirmed that Addingham's greenspaces, the countryside coming down to the centre of the village and views out to Ilkley Moor, Addingham Moorside and Beamsley Beacon are highly valued; strong interest in environmental matters, heritage and wildlife were also expressed. Some of the key concerns were that:

- ❑ Greenfield sites, including those in the village 'envelope' and in the surrounding Green Belt should not be built on, previously developed land should be preferred wherever possible;
- ❑ The wildlife value of green spaces should be protected and enhanced; and
- ❑ The increasing vulnerability of the village to flooding during extreme weather events needs to be recognised and addressed.

Further evidence of the use and value placed on Addingham's green spaces by residents was gathered in a questionnaire survey in June 2017.



viii River Wharfe to Hill Mill

- 4.25 The following key issues have been identified with input from the Addingham Civic Society's Environment Group:

1. The importance of allocating sites for housing with **least impact on landscape character, village setting and biodiversity**.
2. The importance of protecting all currently allocated greenspace within the village to preserve its character, to provide green lungs for **amenity, recreation and wellbeing** and, through improved management, to enhance **wildlife** populations, unless very exceptional circumstances apply.
3. Specific policies are desirable for **new housing development** to mitigate against environmental impacts, including promoting high standards of environmentally sustainable design:
 - buffer strips to protect streams banks and trees and hedgerow rooting zones;
 - layouts which take account of historic landscapes, especially field systems, field boundaries, public footpaths and connectivity;
 - native species woodland planting for wildlife and carbon sequestration
 - restoration of hedgerows by planting and re-laying to support wildlife and create corridors for birds, butterflies and small mammals
 - planting of wild-flower grasslands to create habitat for pollinators and other wildlife;
 - opportunities for birds and bats by using boxes and appropriate architectural design;
 - wildlife friendly stone walls;
 - gardens capable of being managed in a wildlife friendly way, especially with regard to porous fencing;
 - wetland habitats in flood zones to support aquatic plants and animals
 - ensuring hard surfaces are permeable to allow surface water to soak away
 - designing houses to a very high standard with respect to insulation, external electricity ports, roof orientation, suitability for fixing solar panels etc.
4. The need to protect and improve the ecological quality and integrity of **riparian corridors** throughout the village, especially along Town Beck, Back Beck and Marchup Beck and along the Wharfe to protect **water quality** (minimising nutrient runoff and soil erosion), enable **fish passage** and enhance **freshwater biodiversity** (both in-stream and along the banks)

5. The importance of protecting and enhancing **green corridors** from the village centre towards the Moorside and towards the Wharfe, preserving notable trees, historic hedgerows and field systems, and enabling full green connectivity between the village and surrounding countryside for wildlife, especially garden and farmland birds and wildlife associated with the South Pennine SPA and Nidderdale AONB
6. The importance of recognising the village's responsibility for protecting **shared ecosystems**, especially in our case the Wharfe and its riparian zone.
7. The importance of exploring the potential for working in partnership with landowners and agencies to promote **natural flood management** in the beck corridors and upland parts of the Parish, and to encourage woodland planting in The Wharfe floodplain, not only for the benefit of the village but to protect downstream real estate.
8. The importance of not only **protecting but also enhancing village biodiversity** by restoring hedgerows, planting native trees, increasing woodland cover and increasing the wild-flower richness of green spaces.
9. The importance of supporting initiatives to encourage **energy efficiency adaptations to existing buildings and appropriate renewable energy generation.**

New Housing

- 4.26 At the 2016 NDP Open Event, residents raised the following key issues:
- A clear preference for smaller developments, in different parts of the village, rather than one large site
 - A view that larger estate developments do not promote community cohesion and integration, and are more damaging to the village environment and character
 - New housing should respect the local style and be fit for the 21st century (e.g. sustainable and innovative design)
 - The type of housing developed should reflect local need. Truly affordable houses and social housing should be included in the mix particularly for local young families and older people

Transport, Traffic and Parking

4.27 The key transport, traffic and parking issues affecting Addingham are identified below. Many of these were raised at the NDP Open Event:

- ❑ Greater traffic congestion
- ❑ Insufficient parking
- ❑ Current problems associated with ease of access onto the Main Street via certain housing intersections
- ❑ Knock-on effect of increased traffic volumes from Ilkley.
- ❑ Inadequate bus services
- ❑ More pressure on a rail system from Ilkley to Leeds and Bradford which is already struggling to cope

Business and Employment

4.28 Addingham has an important role as a local service centre providing a range of shops, pubs, services (personal, business-to-business and health), small-scale manufacturing and many home-based operations. Numbering approximately 80 in total, these businesses provide vital services for village residents and visitors, as well as a significant level of local employment. The village primary school is another important local employer. The majority of working-age residents of the village do however commute to other employment centres, particularly Bradford, Leeds, Skipton and Keighley.

4.29 Most business premises are located along or adjoining Main Street, and there are 12 small workshop units at the Townhead Trading Centre.

4.30 A questionnaire survey was issued to village businesses in November/December 2017 to identify the strengths and weaknesses of Addingham as a business location and the key issues of concern from a business perspective, with a view to identifying possible Neighbourhood Plan policies to support the local economy. The survey also asked for basic information on business type, size and other features. Wider village consultation exercises, particularly the Open Event in November 2016, also generated a range of issues relating to business and employment in the village.

- 4.31 The key issues from the two consultation exercises are summarised below.
- ❑ a lack of suitable car parking for shoppers - off-street, along Main Street and in other parts of the village
 - ❑ traffic congestion particularly along Main Street and some adjoining roads
 - ❑ the importance of having and retaining a variety of independent shops, contributing to Addingham's distinctive identity
 - ❑ the need to support local businesses in order to retain local employment opportunities and avoid becoming totally reliant on commuting to work
 - ❑ the need to bring empty shops back into use, maintaining retail uses and avoiding run-down appearance
 - ❑ a need for business premises suitable for creative/digital/technology companies and small start-ups
- 4.32 Local businesses raised a number of other concerns and issues, although many of these cannot be covered in the Neighbourhood Plan as they are not land-use related. However they are important matters which should be addressed by the Parish Council, Bradford Council and other agencies as complementary actions to the Neighbourhood Plan. These include:-
- ❑ Promotional activity to encourage residents to "shop local" (building on current activity by the Totally Locally initiative)
 - ❑ Better signage for local businesses and signs to advertise what the village has to offer
 - ❑ Improved internet and mobile phone service/coverage
 - ❑ Better co-ordination of transport (bus/rail links)
 - ❑ Traffic calming and traffic management measures

5

Vision and Objectives

- 5.1 The Vision Statement identified for the Addingham Neighbourhood Development Plan is:

'By 2030, Addingham has retained its identity as a village, on the edge of the Yorkshire Dales National Park, with a range of services and community facilities for local residents, businesses and visitors. The traditional lower Wharfedale character, special setting in the landscape and biodiversity of the Parish have been protected and enhanced, and the village has accommodated necessary new development without damaging these special features and has also strengthened its resilience to climate change.'

- 5.2 And what needs to be done to achieve this Vision? Having considered the key issues identified in section 4 and having looked at a wide range of evidence a number of objectives have been identified for the NDP. These are:

OBJECTIVE 1 – To help manage future housing growth to meet the needs of the village

OBJECTIVE 2 – To conserve and enhance the neighbourhood area's built heritage and distinctive character

OBJECTIVE 3 – To conserve and enhance the area's natural environment

OBJECTIVE 4 – To ensure all new development includes suitable infrastructure to address its needs and any new impact it may have on the wider community

OBJECTIVE 5 – To protect and enhance the vitality and viability of local shops, businesses and facilities

OBJECTIVE 6 – To support improvements to the transport network that meet the needs of all users

OBJECTIVE 7 – To protect and enhance open space, green spaces and recreation sites

OBJECTIVE 8 – To strengthen resilience to the impact of climate change

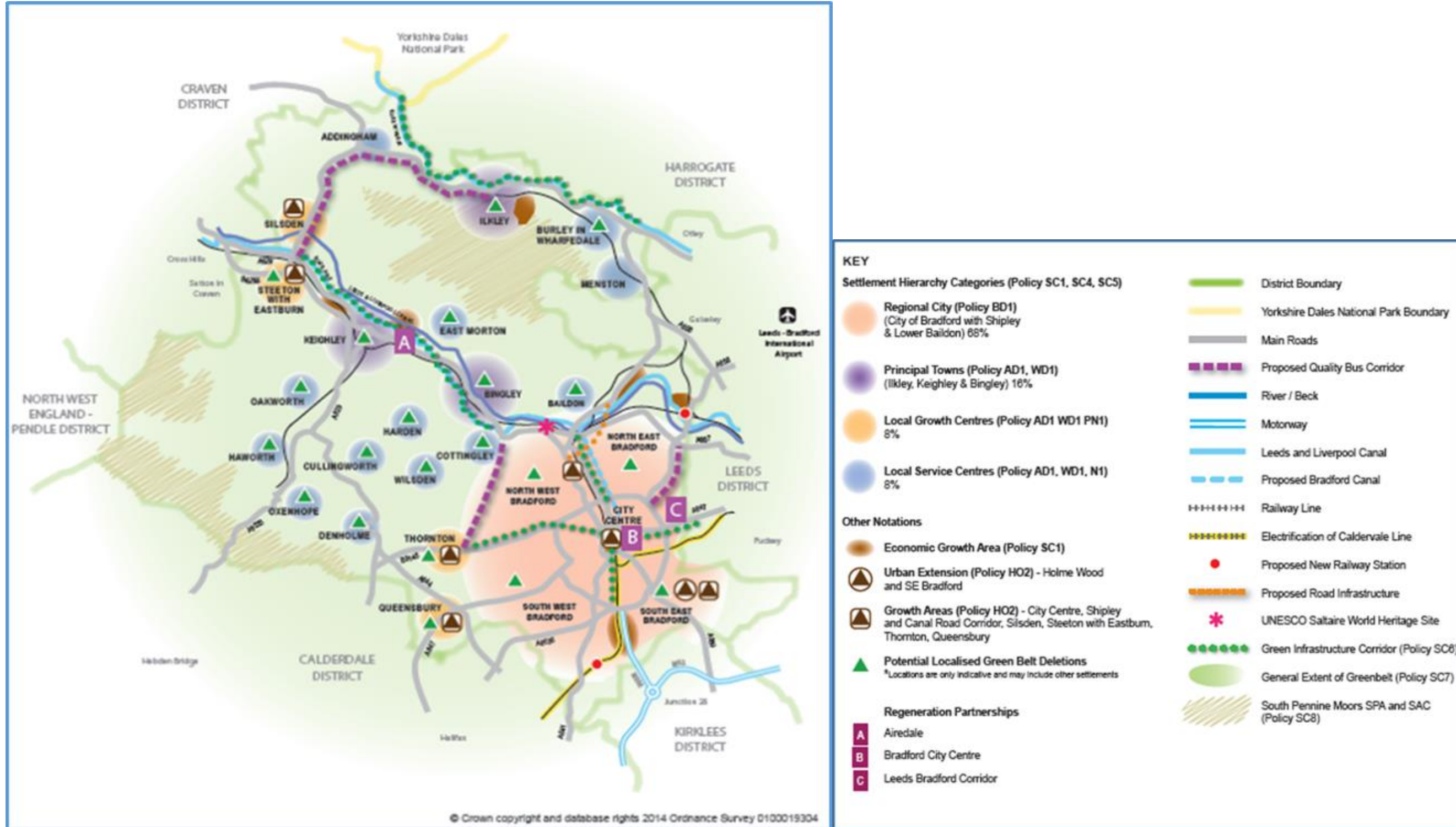
6

City of Bradford Metropolitan District Strategic Planning Policy

Bradford Local Plan (Core Strategy) 2011 to 2030

- 6.1 The recently adopted (July 2017) Bradford Local Plan (Core Strategy) sets the higher level strategic planning policy for the City of Bradford Metropolitan District.
- 6.2 In preparing the ANDP we must be in “general conformity” with the strategic planning policies in this document.
- 6.3 The key elements of the Core Strategy relevant to the NDP are set out in Figure 3. Addingham is identified as a Local Service Centre and will see the development of 200 new homes from 2013 to 2030.
- 6.4 As well as the Core Strategy there are a number of policies from the older Replacement Unitary Development Plan (RUDP) that are still part of the development plan and relevant to the preparation of the Preferred Option Draft, including the defined Green Belt boundary

Figure 3 – Wharfedale Spatial Vision Diagram, Bradford Core Strategy (Source: CBMDC Core Strategy 2017)



7

Policies and Proposals

- 7.1 This chapter of the NDP sets out the planning policies and proposals that will be used to help us achieve our vision and objectives. Each policy is set out under the appropriate objective.

OBJECTIVE 1 – To help manage future housing growth

7.2 **Draft Policy ANDP1 Housing Allocations**

The following sites are allocated for housing development and will help to meet the Core Strategy target for Addingham of 200 new homes:

ANDP1/1 - Cornerstones/Grit Store 12 new homes

ANDP1/2 - Parsons Lane 15 new homes

ANDP1/3 - First School Site – 35 new homes

Background/Justification

7.3 The Bradford Local Plan Core Strategy (Core Strategy) identifies a target of 200 new homes for Addingham 2013 to 2030.

7.4 Following a call for sites and site appraisal process the sites listed under Policy ANDP1 are allocated for new housing development. These sites provide land for a total of 62 new homes. The site yields have been arrived at based on a minimum density of 30 dwellings per hectare, adjusted for site constraints and possible house sizes.

7.5 Since 2013 there have been a number of housing completions, sites under construction or sites granted planning permission. In September 2017 these numbered 74 completions and commitments. These are set out in the Table below.

Site/Address	Dwellings	Notes
The Acres	38	Under construction
Turner Lane	11	Under construction
Turner Lane	5	Under construction
Parsons Lane	5	PP granted
The Street	3	Completed
Darkwood House	8	Under construction; net gain of 8
Moor Lane	4	Under construction; net gain of 4

7.6 Total commitments and the sites allocated in the ANDP produce a total supply of 136 new homes against the 200 home target 2011-2030. This indicates a shortfall of 64 homes. The Core Strategy accepts that to address this shortfall, it may be necessary to release land that is currently in the Green Belt. At a density of 30 dwellings to

the hectare this would mean finding land of about 2 hectares or 4.94 acres.



ix Parsons Lane, a potential site for housing?

- 7.7 However, the village has consistently seen a number of small windfall developments, either one or two houses or single conversions from commercial and other uses to residential. Over the last 5 years, the average contribution from windfalls has been 4 dwellings per year. Looking forward, over the next 13 years of the Plan period to 2030, windfalls could contribute 52 dwellings at the average of the last five years of 4 per year. This approach is in line with that set out in the Core Strategy under Policy HO4: Phasing the Release of Housing Sites that does not *“prevent other future sustainable housing development proposals (which would be considered windfall development) from coming forward.”* (Core Strategy, para. 5.3.81) .
- 7.8 With the potential for at least 62 homes on sites allocated in the ANDP, the 74 completions and commitments, and the estimate of 52 windfalls coming forward before 2030 Addingham could provide 188 of the 200 homes identified in the Core Strategy, as a result of which there is little, and with higher densities or a reasonably sized site coming forward, possibly no need for release of Green Belt in Addingham.
- 7.9 **Draft Policy ANDP2 New Housing Development within Addingham**

Within the existing built-up area of Addingham (see the Policies Map, page 59 and online) new development for housing will be supported when it:

- a) Seeks to prioritise, wherever possible, the use of previously developed land provided that it is not of high environmental value;**
- b) Would not lead to the loss of protected open or local green spaces;**

- c) Would not have a significant adverse impact on significant views into or out of the village;**
- d) Would not lead to the loss of an identified community or recreation facility; and**
- e) Would not have a significant adverse impact on the significance of a designated heritage asset (listed building and/or Conservation Area) or the setting of such an asset.**

Background/Justification

- 7.10 Addingham is surrounded by Green Belt. Within the Green Belt is the existing built-up area of Addingham. This is defined on the Policies Map. Within this built-up area new housing will normally be supported. However, to ensure that such development takes place in an appropriate manner Draft Policy ANDP2 sets four additional criteria against which proposals for new housing development within the built-up area will be assessed.
- 7.11 Criterion (a) seeks to prioritise the re-use of previously developed land before the use of greenfield land within the built-up area. This approach is in line with that in the NPPF that seeks to “encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value” and the Core Strategy that seeks to prioritise “wherever possible, the use and recycling of previously developed land and buildings”
- 7.12 Criteria (b) and (c) provide that such proposals should not be on land protected as open space, designated Local Green Space, community facility or recreation facility in the ANDP. See policies ANDP8 and ANDP13. The justification for the protection of the sites included under each of these policies is provided in the respective Background/Justification for these policies.
- 7.13 Much of the built-up area of Addingham lies within the Addingham Conservation Area (Appendix 1), there are also 129 entries, including Listed Buildings, on the National Heritage List for England. Addingham’s Listed Buildings and Conservation Area are important protection under the Planning (Listed Buildings and Conservation Areas) Act 1990, that seeks to preserve the distinctive character of the Conservation Area and its setting. In “planning speak” Addingham Conservation Area is a designated heritage asset.
- 7.14 NPPF advises that:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should

be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification."

Criterion (d) ensures that planning proposals and applications take account of these designated heritage assets.

- 7.15 The approach set out in Draft Policy ANDP2 is also in general conformity with Core Strategy Policy EN3: Historic Environment which states that planning and development should seek to:

"preserve, protect and enhance the character, appearance, archaeological and historic value and significance of the District's designated and undesignated heritage assets and their settings."

OBJECTIVE 2 – To conserve and enhance the neighbourhood area’s built heritage and distinctive character

7.16 Draft Policy ANDP3 New Development in and Affecting the Setting of Addingham Conservation Area

New development in and affecting the setting of Addingham Conservation Area should be designed sensitively to ensure the special characteristics of the area are conserved and enhanced.

Planning applications will be considered against the following criteria:

- a. Use of appropriate materials such as traditional, local stone for elevations; stone slates and Welsh Blue slates for roofing materials; timber for windows, doors and shop fronts; and cast iron for railings and gates. Stone walls or hedgerows should be used for boundary treatments;**
- b. Where highway works are proposed these should seek to minimise impact on the Conservation Area and the traditional character and form of the village. Depending on the size of development, flexibility in sight lines, footway requirements and materials usage will be supported where they would retain local character and distinctiveness;**
- c. New surfaces e.g. roads and paving should seek to use traditional materials;**
- d. Where signage is used this should avoid clutter;**
- e. Impact of a proposal on important areas of open space, including the Local Green Spaces designated in Policy ANDP12 of this NDP, should be minimised, and areas left open to act as buffers between the historic village and later development and to conserve the character of the older parts of the settlement;**
- f. Where traditional, vernacular architectural detail, such as railings, datestones, ornamentation etc. are still present these should be retained. Where opportunities arise, appropriate details should be re-introduced to listed buildings;**
- g. Traditional shopfronts should be retained or, where necessary, upgraded or replaced with a modern equivalent. Where new shopfronts are proposed these should be of traditional design;**
- h. Mature and semi- mature trees, hedgerows and stone walls should be retained where possible.**
- i. Significant views into and out of the village should be respected and protected.**

Background/Justification

- 7.17 Addingham Conservation Area was designated in 1977. Draft Policy ANDP3 seeks to ensure that new development within and affecting the setting of the Conservation Area is designed and when planning approval is granted takes place in such a way as to preserve the Conservation Area and its setting.
- 7.18 The criteria in Draft Policy ANDP3 should be used by applicants when preparing planning proposals and will be used by those assessing planning applications in the decision-making process.
- 7.19 The criteria in Draft Policy ANDP3 have been carefully designed using the work of CBMDC in the 2007 Conservation Area Appraisal and local consultation with the Addingham Civic Society.

7.20 **Draft Policy ANDP4 New Development Affecting Non-Designated Heritage Assets**

Local non-designated heritage assets identified in the Conservation Area Appraisal and the West Yorkshire Archaeology Advisory Service Historic Environment Record should be conserved.

Development proposals affecting these assets will be supported when they conserve and enhance these assets. Development that would result in the loss of, or have a detrimental impact on, these assets will only be supported in the following circumstances:

- a) Where renovation or alteration of non-designated heritage assets require planning permission, such changes are designed sensitively, and with careful regard to the heritage asset's historical and architectural value and paying appropriate regard to the asset's setting; or**
- b) Where a development proposal would result in the loss of, or substantial harm to a locally non-designated heritage asset, such development will only be supported when the public benefit of the proposed development outweighs the loss of or harm to the asset and its setting. Where such development is permitted, this will be conditioned in such a way so as to ensure the proposed development takes place after the loss, or harm, has occurred (e.g. demolition or removal of a building feature); and that appropriate recording of the heritage takes place prior to any loss or harm.**

Background/Justification

- 7.21 National planning policy requires heritage assets to be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations. Addingham's Conservation Area (Appendix 1) and statutory Listed Buildings already have existing protection under other legislation. However, our many and varied non-designated heritage assets also require a degree of protection so that they too can continue to make a contribution to the quality of life in the parish. Many of these are already identified in the Conservation Area Appraisal of 2007.
- 7.22 The approach set out in Draft Policy ANDP4 is in general conformity with the approach set out in Core Strategy Policy EN3: Historic Environment that seeks to "*preserve, protect and enhance the character, appearance, archaeological and historic value and significance of the District's designated and **undesigned heritage assets and their settings.***" Draft Policy ANDP4 adds value to the Core Strategy by setting a development management policy for assessing planning applications that affect non-designated/undesigned heritage assets and identifies how those assets will and should be identified in the Addingham neighbourhood area.

7.23 **Draft Policy ANDP5 – Good Quality Sustainable Design in Addingham**

All development proposals in the neighbourhood area should be of good quality sustainable design that responds to and helps to retain and enhance the distinctive character of Addingham village and the surrounding countryside. Proposals should be designed in such a way to meet, and will be assessed against, the following:

- a. Reinforcement of the historical linear settlement form and use of the natural contours of the land;
- b. Use of traditional local materials to reinforce a strong sense of visual harmony in the built environment;
- c. For new buildings, design should be appropriate and sympathetic to the character and setting of the village;
- d. Street patterns that are organic and avoid the use of loops and *cul de sacs*, and that create new footpaths or link to existing footpaths;
- e. Interspersion of buildings and open spaces, and, on any large sites a fine grain mix of land uses;
- f. On the frontage of Main Street proposals should be designed in such a way so as to ensure the vibrancy and

vitality of this area is maintained, and, where possible enhanced;

- g. Density of development should be appropriate to the site and the needs of the village;**
- h. Areas of flowing water, particularly Town Beck and Back Beck should be retained, with buffer strips to protect and enhance biodiversity; access to be retained or improved;**
- i. Protection of wildlife, habitats, trees and hedges unless suitable mitigation or replacement is possible;**
- j. New and replacement planting should use native species;**
- k. Site and plot boundaries should use stone walls or hedges; and**
- l. Street furniture should be well sited, unobtrusive, appropriate to the local context and avoid clutter.**

Background/Justification

- 7.24 National planning policy through the NPPF highlights that “*Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.*” (NPPF, para. 56).
- 7.25 NPPF also provides that “*neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.*” (NPPF, para. 58).
- 7.26 Draft Policy ANDP5 is based on and is designed to help meet Neighbourhood Plan Objective 2: “To conserve and enhance the neighbourhood area’s built heritage and distinctive character”: To conserve and enhance the neighbourhood area’s built heritage and distinctive character. Draft Policies ANDP 3 and 4 seek to conserve designated and non-designated heritage assets respectively, to meet Objective 2, whilst Draft Policy ANDP5 identifies those criteria that will be applied by decision makers to assess whether all proposed new designs in the neighbourhood area are of good quality design. In this respect applicants are advised to take account of Draft Policy ANDP5, along with the other policies in the ANDP, when designing development proposals.
- 7.27 The quality of development expected in Addingham is high; this is because the core and some other parts of the village already have a high standard of good quality design. Much of this stems from the distinctive character of the reasonably well preserved historic environment; and some of it stems from good quality, sympathetic

recent development. But this is not always the case and there are some examples of poor design.

7.28 Draft Policy ANDP5 seeks to make sure this does not happen in the future and that poorly designed proposals are refused (NPPF, para. 64). Draft Policy ANDP5 has therefore, in line with national policy, been based on an “*understanding and evaluation*” of Addingham’s “*defining characteristics*”. The starting point for this work was the 2001 *Village Design Statement* (VDS) and the VDS’s aims of:

- Raising the awareness of the character of Addingham;
- Identifying the key features and qualities which contribute to the village character and which need to be taken into account in assessing development proposals;
- Encouraging best practice in the planning and design of new proposals; and
- Suggesting areas or features that need protection or improvement in order to enhance the amenity of the village.

7.29 Draft Policy ANDP5 has, therefore, taken key aspects of the VDS and set them out as potential development plan policy through the ANDP, rather than as non-statutory guidance in the VDS. The benefit of this is that the ANDP, as a development plan document, carries much more weight than the VDS. This is not say that the VDS should be ignored, it still provides useful guidance for applicants, and should be read alongside the ANDP.

OBJECTIVE 3 – To conserve and enhance the area’s natural environment

7.30 Draft Policy ANDP6 Protecting Addingham’s Landscape Character

Development proposals within the Addingham neighbourhood area should demonstrate careful consideration of any potential impacts on the landscape character of the area and, where impacts are identified, should provide suitable measures for mitigation through siting, design and landscaping.

In particular, proposals should have regard to, and decision makers will take into account, the following:

- a) Development will be very restricted in the floodplain pastures of the river. Development proposals in areas at lower risk of flooding should protect and enhance the traditional built settlement pattern and hedge and field tree enclosure;
- b) In areas of enclosed pastures, settlement edges should be clearly defined and utilise a framework of tree planting using locally appropriate species. The visual impact of any proposals should be considered in detail and additional on-site and off-site planting should be used to absorb the development into the landscape. The associated infrastructure of access roads, lighting and signage should be appropriate to this sensitive rural area;
- c) The views shown on the Policies Map (page 59 and online) should be retained and development designed in such a way so as not to have a significant detrimental impact on the visual quality of the view. Views of the village from Addingham Moorside and Beamsley Beacon should also be protected. Development should not reduce the sense of remoteness and ‘wildness’ of the moorlands;
- d) Areas of historic dry stone wall should be retained and restored;
- e) Evidence of past uses of the moorland, in particular the significant prehistoric carved stones on Rombalds Moor and elsewhere, will be retained and protected;

- f) Evidence of the area's historic water management systems for industry, transport and drinking water will be retained;**
- g) Any restoration or conversion of structures such as mills and bridges should take into account the presence of bats which take advantage of breeding and roosting sites close to water;**
- h) The visible evidence of the historic environment of the moorland fringes and valleys will be maintained, in particular by retaining historic field patterns defined by drystone walls, farmsteads, barns, weavers' cottages, mill buildings, terraced houses, chapels and artefacts associated with mills and factories; and**
- i) The repair, restoration or conversion of vernacular buildings will be carried out with due regard to their historic interest, and their existing scale and character, and utilising materials which are sympathetic to the existing buildings.**

Background/Justification

- 7.31 The Addingham neighbourhood area has a valued landscape. Much of the historical development of the village has been strongly influenced by the River Wharfe and the courses of the two Becks. Addingham village is characterised by many fine, traditional stone buildings interspersed with green spaces such as Manor Garth, Sawmill field, St Peter's Church Field and Dawson Crossley field. The built settlement is surrounded by fields; some medieval field patterns survive, and old, deciduous woodland. To the south the land slopes up to Addingham Moorside that affords long distance views of the village to the north up to Beamsley Beacon and the Upper Wharfedale valley and fells in the Yorkshire Dales National Park.
- 7.32 This is a valued landscape. NPPF advises such landscapes should be enhanced and protected (NPPF, para. 109). Draft Policy ANDP6 seeks to identify those features in the landscape that should be taken account of when preparing planning proposals and those features in the landscape that will be taken account of by decision-makers.
- 7.33 Draft Policy ANDP6 should be read and will be implemented in conjunction with Core Strategy Policy EN4: Landscape and CBMDC's Landscape Character Assessment Supplementary Planning Document (SPD).
- 7.34 Addingham also lies within Natural England's National Character Area (NCA) Number 36 Southern Pennines. NCAs are areas that

share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries, making them a good decision-making framework for the natural environment. NCA profiles are guidance documents which can help communities to inform their decision-making about the places that they live in and care for. Each profile includes a description of the natural and cultural features that shape a landscape, how that landscape has changed over time, the current key drivers for ongoing change, and a broad analysis of each area's characteristics and ecosystem services. Statements of Environmental Opportunity (SEOs) are suggested, which draw on this integrated information. The SEOs offer guidance on the critical issues, which could help to achieve sustainable growth and a more secure environmental future.

7.35 The SEOs have, therefore, been drawn upon in preparing Draft Policy ANDP6. The four SEOs in the Southern Pennines indicate the need to:

SEO 1: Safeguard, manage and enhance the large areas of open, expansive moorland and the internationally important habitats and species they support, as well as protecting soils and water resources.

SEO 2: Manage and enhance the pastoral character of the moorland fringes, lower hills and valleys, with their mosaics of pastures and meadows and their strong field patterns defined by drystone walls, to improve ecological networks and strengthen landscape character.

SEO 3: Protect the comprehensive range of historic landscape features for their cultural value and the contribution they make to local distinctiveness and sense of identity.

SEO 4: Improve opportunities for the enjoyment and understanding of the landscape and to experience a sense of escapism and inspiration, while also conserving the qualities of the landscape and its valuable historic and wildlife features.

OBJECTIVE 4 – To ensure all new development includes suitable infrastructure to address its needs and any new impact it may have on the wider community

7.36 **Draft Policy ANDP7 – Infrastructure**

New development that generates the need for additional infrastructure provision will only be supported when such infrastructure provision is identified, and suitable mechanisms are put in place to implement the identified need.

Background/Justification

- 7.37 Many comments were made by residents during the initial consultations on the ANDP about how the village's existing infrastructure, in particular roads, drainage and flood risk measures, would cope with the 200 new homes proposed in the Core Strategy. These matters were discussed at a high level at the Core Strategy examination and were not considered to be insurmountable with the correct infrastructure in place. Policy ANDP7 seeks to ensure that such infrastructure is put in place and that suitable mechanisms are also used to make sure infrastructure is in place as and when it is needed.
- 7.38 In developing Policy ANDP7 the Parish Council have had regard to guidance in the National Planning Practice Guidance (NPPG); this provides that Neighbourhood Development Plans may consider:
- the means by which any additional infrastructure requirements might be delivered; and
 - the likely impacts of proposed site allocation options or policies on physical infrastructure and on the capacity of existing services (NPPG, para. 45)
- 7.39 Policy ANDP7 will be implemented alongside the detailed policies in Section 6: Implementation and Delivery in the Core Strategy.

OBJECTIVE 5 – To protect and enhance the vitality and viability of local shops, businesses and facilities

7.40 **Draft Policy ANDP8 Protecting and Enhancing Community Facilities**

Existing Facilities

There will be a presumption in favour of the protection of existing community facilities. Where planning permission is required, the change of use of existing community facilities, as listed below, will only be supported for other health, education or community type uses (such as community halls, local clubhouses, schools, public houses and children's day nurseries). When a non-community use (e.g. housing) is proposed to replace, either by conversion or re-development, one of the facilities listed below such development will only be supported when one of the following can be demonstrated:

- a) The proposal includes alternative provision, on a site within the locality, of equivalent or enhanced facilities. Such sites should be accessible by public transport, walking and cycling and have adequate car parking; or
- b) Where facilities are considered to be no longer needed or suitable for continued community facility use, satisfactory evidence is put forward by the applicant that, over a minimum period of 12 months, it has been demonstrated, through active marketing of the site, that there is no longer a need or demand for the facility.

The facilities to be protected are listed as follows and shown on the Policies Map (page 59 and online):

- Craven Heifer
- The Crown
- The Sailor
- The Swan
- The Fleece
- Old School
- Addingham Memorial Hall
- Mount Hermon Wesleyan Reform Church
- Our Lady and English Martyrs Catholic Church
- Addingham Methodist Church
- Church of St Peter and Church Hall
- Addingham Primary School and Youth Centre

- **Addingham Social Club**
- **Sports Pavilion/Scout Hut**
- **Medical Centre**

New Facilities

Where new community facilities are proposed they should be in accessible locations for those seeking or needing to access the sites by walking, cycling and public transport, include off-street car parking to CBMDC standards and be of good quality sustainable design

Background/Justification

- 7.41 Community facilities along with sport and recreation facilities are the essential glue that help bind a community together. They provide important services and places for people to meet and interact thereby contributing to individual and the community health and well-being.



x The Fleece, Main Street

- 7.42 The ANDP identifies the neighbourhood area's main facilities for protection. These include public houses, the Old School (housing the Library), Memorial Hall, Churches and School and Youth Centre.
- 7.43 All of these facilities help to achieve the social role of sustainable development by providing accessible local services that reflect the community's needs and support its health, social and cultural well-being. By protecting these facilities Draft Policy ANDP8 supports the objective of national planning policy to "*guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs*" (NPPF, para. 70). Only when alternative provision is identified or it can be demonstrated that a facility listed under Draft

Policy ANDP8 is no longer needed will alternative uses be considered acceptable.

- 7.44 Draft Policy ANDP8 also supports the provision of new facilities. These should be in locations accessible to all and provide suitable car parking and be of good quality design.

7.45 **Draft Policy ANDP9 Addingham Local Centre and Local Shops**

To retain the vibrancy and vitality of Addingham Local Centre shown on the Policies Map (page 60 and online) local shops (Use Class A1) and services (Use Class A2) and food and drink uses (Use Classes A3, A4 and AA) will be protected for such uses.

Proposals to bring back in to use empty shop units and to use upper floors for retail and service uses will be supported.

Proposals to provide enhanced or new car parking will be supported.

Where development in the village centre includes new or replacement shopfront it should:

- a. Be of traditional construction, retaining existing traditional and period features and style, where possible. Where such features are to be removed they should be replaced with suitable contemporary alternatives;**
- b. Incorporate blinds and canopies, complementary to the building, and surrounding properties, where possible;**
- c. Ensure signage is, preferably, on painted timber and, where projecting signs are used these should be positioned in line with the fascia board and top hung. Internally illuminated signs will not be supported. External illumination of signs should be discreet and not mask architectural details;**
- d. In respect of shopfront fascia signs, be of a form appropriate to the other elements and proportionate to the shop front and should not have a negative impact on the frontage of upper floors; and**
- e. Ensure security grilles are internal and allow views of internal space and lighting in order to avoid dead frontages.**

Outside of the village centre, local retail provision, including the Co-Operative store will be protected except where the applicant can demonstrate that such local retail provision is no longer needed or that the premises are physically unsuitable for continued retail use.

Background/Justification

- 7.46 Addingham village centre for its size provides a good range of local shops, services, and food and drink uses, including pubs. Paragraph 28 of NPPF provides that plans should “*promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.*” The uses in the Village Centre provide for local day-to-day needs, bring in visitors, provide local employment and economic activity and being located in the centre are in reasonable walking distance for most residents. All of these facilities add to the overall sustainability of Addingham.



x1 Village centre, Main Street

- 7.47 To ensure that future development helps to foster a stronger, more distinctive identity and contributes positively to the quality of the design and visual appearance of the Village Centre those preparing planning proposals that include development of shopfronts should take account of the criteria set out in Draft Policy ANDP9. Planning applications including shopfront development will then be assessed against these criteria. Applicants should also take account of CBMDC’s shopfront Supplementary Planning Document (SPD).
- 7.48 Addingham is identified under Policy EC5: City, Town, District and Local Centres of the Core Strategy as a Local Centre. Draft Policy ANDP9 should be read in conjunction with the Core Strategy. Draft Policy ANDP9 provides greater detail than the Core Strategy by

identifying a boundary for the centre. This primarily is the main area for shops, services, community and food and drink uses. Given the nature and historical development of Addingham and the fine grain of uses it also includes a small number of homes. Policy ANDP9 also seeks to protect shops outside of the village centre, such uses provide a valuable local retail service.

7.49 **Draft Policy ANDP10 Local Employment**

To ensure Addingham remains a balanced, sustainable community with a mix of local jobs, homes and other facilities, the following existing employment area will be protected for continued employment uses.

ANDP10/1 – Townhead Trading Centre

Proposals for other uses (e.g. housing) that would lead to the loss of this employment area, in whole or in part, will only be supported when it can be clearly demonstrated by the applicant that such development meets the criteria in Core Strategy Policy EC4: Sustainable Economic Growth.

Background/Justification

- 7.50 The Townhead Trading Centre is Addingham's only sizeable site providing a source of local employment. Originally a textile mill, Townhead Mill was built by Ambrose Dean c.1797 and was powered using water from Town Beck. The mill was destroyed by fire in the 1960s and the site is now made up of light industrial units.
- 7.51 As more and more Addingham residents commute to work it is important that the Townhead Trading Centre is protected to help retain a balanced, sustainable community with a mix of local jobs, homes and other facilities, such as the shops and service uses in the Village Centre which also provide valuable sources of local employment. This is in accordance with guidance in the NPPF that "Planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities." (NPPF, para. 37).



xii Town Head Trading Estate

- 7.52 Retaining Townhead Trading Centre as an employment site is also in general conformity with Policy EC4: Sustainable Economic Growth of the Core Strategy and alternative uses will only be acceptable if the provisions of section C of that policy can be met:

Refusing Planning Permission for the alternative development, including piecemeal development, of land and buildings currently or last in use for business or industrial purposes within both urban and rural areas unless, it can be demonstrated to the Council that a site is no longer suitable for such use in terms of:

1. Location
2. Accessibility
3. Adjacent land uses
4. Environmental impacts
5. Market significance – where it can be shown that the site has been continuously marketed for employment uses at local land values for a period for at least 2 years.

OBJECTIVE 6 – To support improvements to the transport network that meet the needs of all users

7.53 **Draft Policy ANDP11 – Transport**

The following improvements to local transport, traffic and vehicle parking will be supported:

- **Increased vehicle parking capacity for residents and visitors using shops and businesses on Main Street.**
- **Traffic management schemes which aim to reduce through traffic, increase on-road vehicle parking spaces, allow a smooth but slow speed of travel for vehicle drivers and public transport, and create a safer environment for pedestrians.**
- **Improvements to public rights of way, and off-road cycle routes to Ilkley and Bolton Abbey, to encourage walking and cycling.**
- **Improvements to public transport infrastructure serving the village.**
- **Installation of electric vehicle charging points in suitable places around the village, and other measures to encourage alternative forms of fuel technology for private cars and public transport.**

Background/Justification

7.54 For fairly obvious reasons the village used to be called 'Long Addingham'. Nearly all the houses within the core of the village, today's Conservation Area date back to the days before families – apart from carriers and farmers – had their own transport. Most of those houses still exist and have been slowly modernised to modern living standards but unfortunately the one thing, in most cases, that they cannot accommodate is modern transport requirements. Houses built to accommodate one, two or three families with no personal transport, now accommodate one family with one, two or three vehicles but no ability to park them other than on-street.

7.55 Away from the village centre, similar problems exist, many households having more cars than the development was intended to accommodate. Sometimes spaces, such as garages go unused or are converted to additional living space.

- 7.56 Whilst the opening of the by-pass reduced the volume of through traffic, growth in car ownership since 1990, the building of a substantial number of new houses and larger volumes of leisure trips to Bolton Abbey and other destinations in Upper Wharfedale, have all increased traffic flows in the village. Congestion and hold-ups occur frequently on Bolton Road and on Main Street from the Fleece to the Crown.
- 7.57 CBMDC's Core Strategy Wharfedale Sub-Area Transport Policy WD1E recognises the need to improve sustainable transport opportunities within and between Ilkley and other settlements in Wharfedale such as Addingham, including rail station, cycleway and public rights of way improvements, as well as improving access to public transport.
- 7.58 The ANDP recognises in its Vision Statement the importance of working towards addressing the impacts of climate change, and increasing community resilience. The improvements listed therefore include measures to encourage a reduction in car use and encouraging residents to move to alternative forms of fuel technology.

OBJECTIVE 7 – To protect and enhance existing open space, green spaces and recreation sites

7.59 **Draft Policy ANDP12 Local Green Spaces**

When designated, Local Green Spaces will be protected from inappropriate development as defined in the NPPF.

The proposed sites for Local Green Space designation are:

- ANDP12/1 – Main Street Gardens and seating areas**
- ANDP12/2 – Memorial Hall Recreation Area and Gala Field**
- ANDP12/3 – The Church Field, St Peter’s Church**
- ANDP12/4 – Back Beck Lane and Sugar Hill Crofts**
- ANDP12/5 – Manor Garth**
- ANDP12/6 – Saw Mill Pond/Low House Field**
- ANDP12/7 – Methodist Chapel Graveyard**
- ANDP12/8 – Marchup Beck**
- ANDP12/9 – Daniel Palmer Nature Reserve and Allotment Garden**
- ANDP12/10 – North Street Garden**
- ANDP12/11 – Old First School**
- ANDP12/12 – Sailor and Burnside Fields**

Background/Justification

- 7.60 Paragraph 76 of the National Planning Policy Framework (NPPF) advises that *“local communities through local and Neighbourhood Development Plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space communities will be able to rule out new development other than in very special circumstances”*.
- 7.61 Paragraph 77 of the NPPF goes on to advise that *“the Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:*
- *where the green space is in reasonably close proximity to the community it serves;*
 - *where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and*
 - *where the green area concerned is local in character and is not an extensive tract of land.”*

- 7.62 The Parish Council's Neighbourhood Plan Forum has assessed all of the neighbourhood area's green spaces against the criteria in paragraphs 76 and 77 of national planning policy and those performing the best against these criteria are to be designated as Local Green Spaces under Policy ANDP11. A summary of this analysis is set out in Appendix 3.
- 7.63 A number of the designated Local Green Spaces currently have the planning designation of Village Green Spaces in the RUDP.



xiii Manor Garth, Local Green Space

7.64 **Draft Policy ANDP13 Protecting and Enhancing Recreation Facilities**

There will be a presumption in favour of the protection of the existing recreation facilities listed below and identified on the Policies Map (page 59 and online)

- ANDP13/1 – Addingham Cricket Club**
- ANDP13/2 – Silsden Road Recreation Ground**
- ANDP13/3 – Silsden Road Allotments**
- ANDP13/4 – Hoffman Wood Field**
- ANDP13/5 – Bark Lane and Dawson Crossley Fields**
- ANDP13/6 – Primary School Playing Field**
- ANDP13/7 – New Town Allotment Gardens**
- ANDP13/8 - Old Station Way Meadow**
- ANDP13/9 – Low Mill Housing Amenity Area**
- ANDP13/10 – Bracken Ghyll Golf Course**
- ANDP13/11 - MUGA**

Proposals leading to the loss of these recreation facilities will only be supported when:

- a) The applicant has undertaken an assessment which clearly shows the identified facility is surplus to requirements; or**

- b) The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a location accessible to existing users, including residents of the neighbourhood area; or**
- c) The development is for alternative sports and recreation provision, the needs of which clearly outweigh the loss of the existing identified facility.**

Background/Justification

- 7.65 In assessing the neighbourhood area's green spaces a number of existing recreation sites were also assessed. These have been identified for protection under Draft Policy ANDP12. These spaces provide essential facilities for sport and recreation. Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.
- 7.66 The sites protected under Policy ANDP12 include key sport facilities such as the Cricket Club and Golf Club; allotments; the primary school playing field; and amenity areas, such as that at Low Mill that provide important open areas in amongst the village's housing.
- 7.67 The approach set out in Draft Policy ANDP13 is in line with national planning policy for recreation that seeks to "guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs (NPPF, para. 70). Draft Policy ANDP13 identifies a range of recreation areas that help to meet the varied needs of those living in Addingham and for those visiting the area from formal recreation facilities for sport, such as cricket and golf; to allotments that help support local food production and healthy living; to important open land areas used for more informal recreation such as walking.
- 7.68 Draft Policy ANDP13 sets out local planning policy to help implement and support national policy which states:

Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss. (NPPF, para. 74).

- 7.69 Draft Policy ANDP13 also supports and is in general conformity with Core Strategy strategic planning policy EN1: Protection and improvements in provision of Open Space and Recreation Facilities that seeks to ensure *“Land identified as recreation open space, or which is currently or was formerly used for recreation open space will be protected from development. Recreation open space includes the following range of typologies; parks and gardens, natural and semi-natural greenspaces, green corridors, amenity and local greenspace, outdoor sports facilities, provision for children, allotments, civic spaces and also areas of water which offer opportunities for sport and recreation.”*



xiv Memorial Hall, recreation and play area

7.70 **Draft Policy ANDP14 Green Infrastructure**

The network of Green Infrastructure shown on the Policies Map (page 59 and online) will be protected. Development proposals should retain this Green Infrastructure network and where possible and feasible enhance and extend the network.

New development is encouraged to incorporate new green infrastructure within landscaping and open space schemes and to establish new links to the identified network of green infrastructure where possible.

Background/Justification

- 7.71 Green Infrastructure is the network of natural and semi-natural features, green spaces and water courses within and between the village and surrounding countryside.



xv Sugar Hill, part of the area's extensive Green Infrastructure

- 7.72 When appropriately planned, designed and managed, these green assets have the potential to deliver many benefits – from providing sustainable transport links, enhancing and supporting biodiversity to mitigating the effects of climate change. Bradford Local Plan Strategic Core Policy 6 (SC6): Green Infrastructure recognises the importance of networks of multi-functional spaces and routes as an integral part of the area's fabric which improve urban and rural connectivity.
- 7.73 Addingham has significant Green Infrastructure assets - the beck corridors throughout the village, especially along Town Beck, Back Beck and Marchup Beck and along the River Wharfe; and the green corridors from the village centre towards the Moorside and towards the Wharfe.

- 7.74 This network of Green Infrastructure has been identified on the Policies Map. Development proposals should take full account of this network and where appropriate include measures that enhance and extend the Green Infrastructure network. Similarly, new development should seek to create new green infrastructure e.g. within landscaping and open space schemes and, where feasible and appropriate, to establish new links to the identified network of green infrastructure.

OBJECTIVE 8 – To strengthen resilience to the impact of climate change

7.75 Draft Policy ANDP15 Responding to Climate Change

Development proposals should minimise their impact on climate change by seeking to reduce greenhouse gas emissions and be resilient to the impact of climate change. Proposals will be assessed against and should therefore have taken account of the following:

- a) Effective use of previously developed land within the village, unless it is of high environmental value or protected by other policies in the ANDP;
- b) Where appropriate, and after having regard to national and development plan policy, the vulnerability of the site and the wider village to flooding, especially during extreme weather events. These factors need to be assessed, identified and addressed in the proposal's design and measures of mitigation. Where suitable mitigation is not possible proposals will not be supported;
- c) Incorporation of buffer strips to protect streams, banks, trees and hedgerow rooting zones;
- d) Use of native species in landscape and woodland planting to increase carbon sequestration and for biodiversity value;
- e) Use of surfaces that increase ground infiltration and reduce run-off; and
- f) Designing houses to a very high standard with respect to insulation, external electricity ports, roof orientation, suitability for fixing solar panels and other renewable technology.

Where proposals have wider impact the importance of recognising the need to protect shared ecosystems, such as the River Wharfe and its riparian zone, should be addressed in such a way that the proposal does not have a significant adverse impact on such ecosystems and flooding.

Applicants are encouraged to identify the potential for working in partnership with landowners and agencies to promote natural flood management in the beck corridors and upland parts of the Parish, and to introduce woodland planting in The Wharfe floodplain, not only for the benefit of the village but to protect downstream areas.

Background/Justification

- 7.76 NPPF para. 93 identifies that planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change. Given the vulnerability of parts of the neighbourhood area to flooding and geographical relationship of the neighbourhood area to other parts of the Wharfe valley it is important that new development is assessed for and, where impacts are identified, such impacts can be reduced or eliminated through suitable mitigation.
- 7.77 Draft Policy ANDP15 will be used alongside national policy and other development plan policy, including that in the Core Strategy to ensure that new development does not have a significant adverse impact on climate change and its impacts. Those preparing development proposals should, therefore, take into account Draft Policy ANDP15 when preparing proposals.
- 7.78 New development is only part of the story when considering greenhouse gas emissions. Existing property is responsible for much of the output of such gases. The Parish Council recognizes this and will support owners and agencies seeking to introduce energy efficiency adaptations to existing buildings and appropriate renewable energy generation when it is compatible with the policies in the ANDP.

8

How to comment on this document

- 8.1 The Addingham Draft Neighbourhood Development Plan is being published for informal consultation between 9 March and 7 April 2018.
- 8.2 Copies of the Draft Plan can be inspected at the following locations:
- By attending the Open Event on 9 and 10 March;
 - By viewing the ANDP on the Parish Council website <http://www.addingham-pc.gov.uk/neighbourhood-plan/>
 - Or by viewing a display copy at the Memorial Hall or the Community Library
- 8.3 Comments on the draft plan should be made on the standard Comment Form available at the open meeting, and up to 7 April in the Memorial Hall foyer or the Community Library. Completed forms should be placed in the boxes provided at these locations.

Forms can also be returned by hand or by post to the **Parish Clerk at The Old School, Main Street, Addingham LS29 0NS.**

Comment forms can also be completed online on the Parish Council website and emailed to clerk@addingham-pc.gov.uk

The deadline for comments is 7 April 2018.

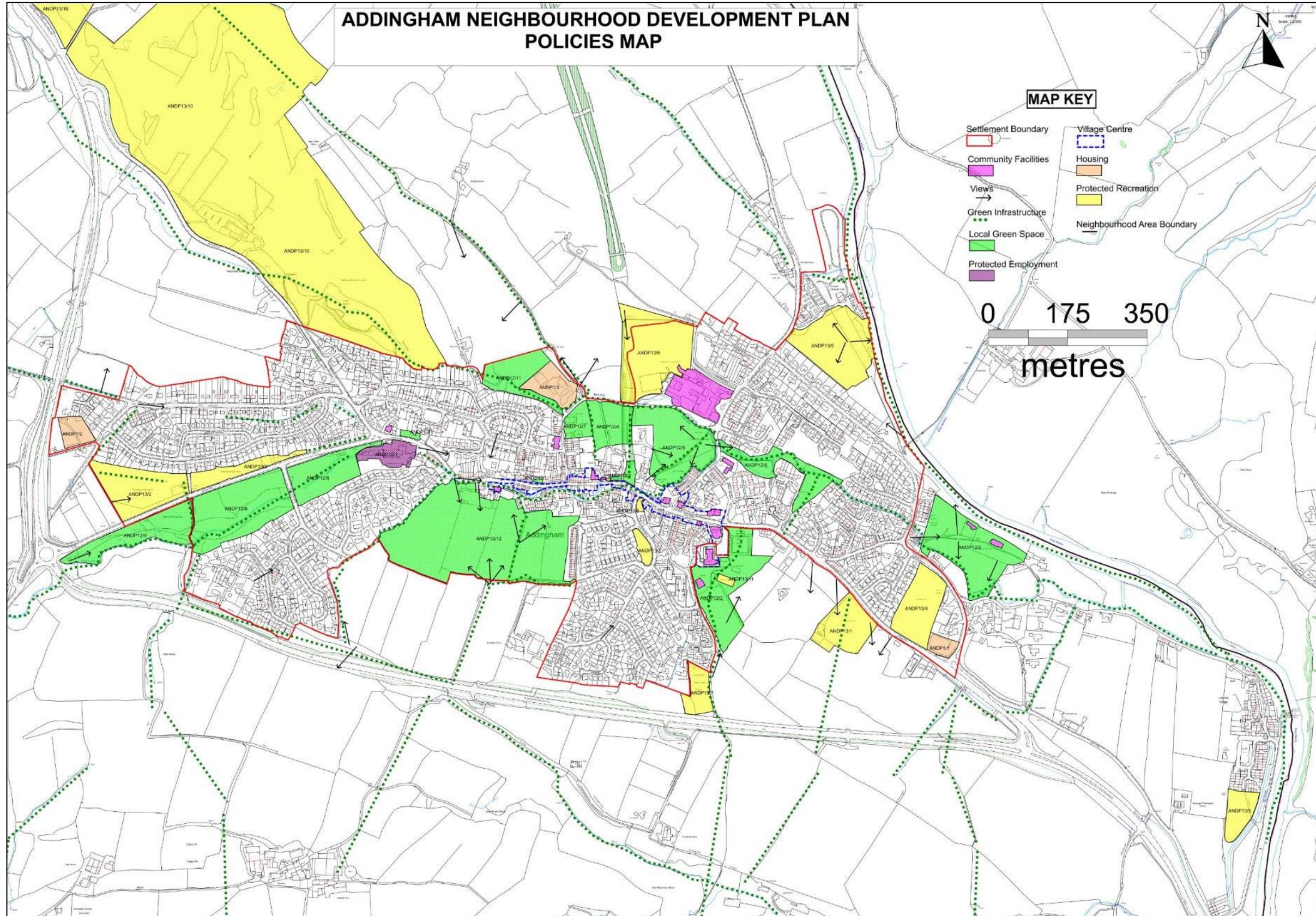
9

Monitoring and Review

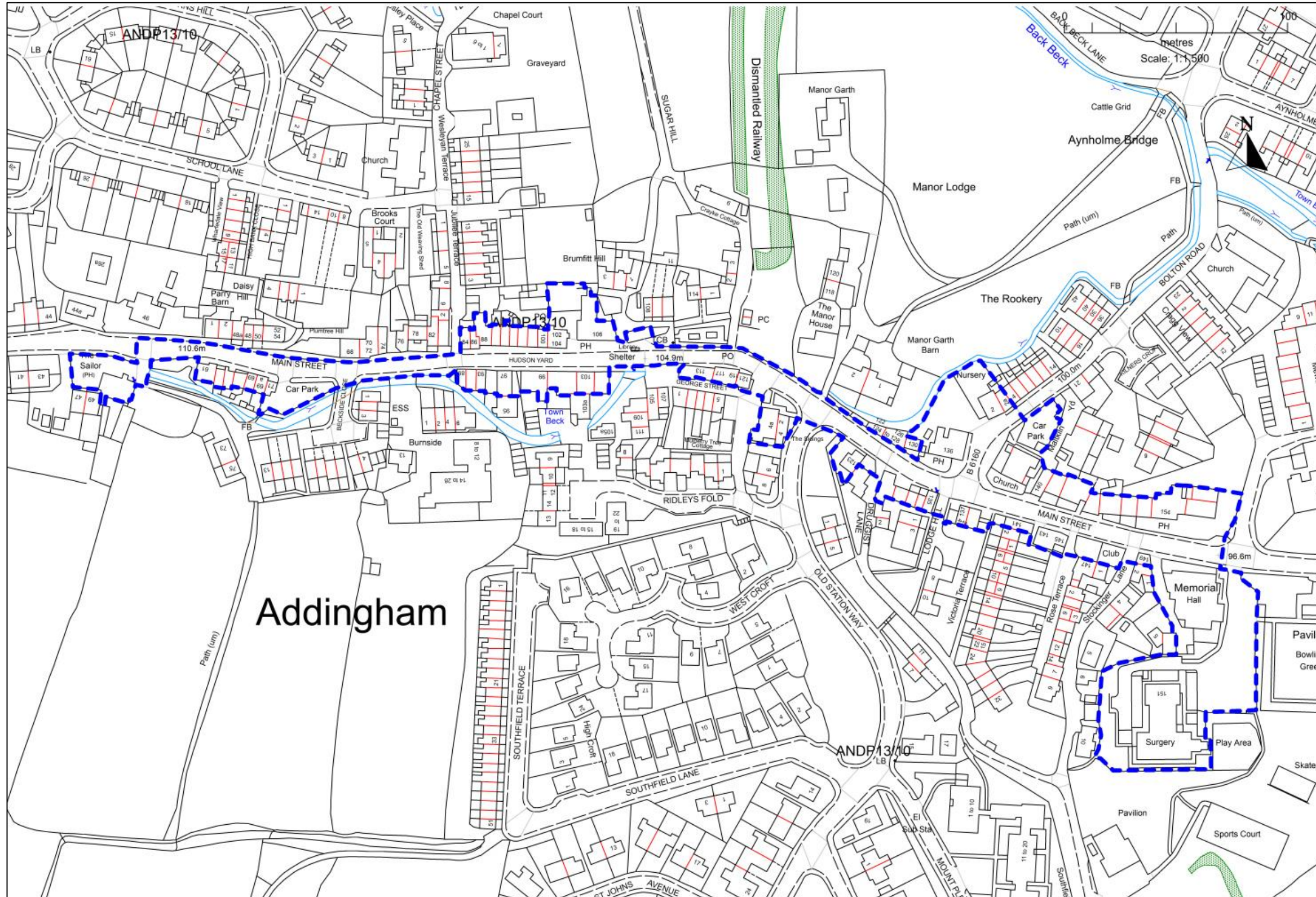
- 9.1 Neighbourhood Development Plans are only valuable when kept up to date. The Parish Council will monitor the policies and proposals in the Neighbourhood Development Plan on an annual basis.
- 9.2 Where the need for change is identified the Parish Council will work with CBMDC to produce updates and amendments where necessary.
- 9.3 Should significant sections of the Neighbourhood Development Plan become out of date the Parish Council will look to review the whole document by producing a revised Neighbourhood Development Plan following the neighbourhood development planning procedure.

Policies Map Overview (OS Licence Number 0100058229)

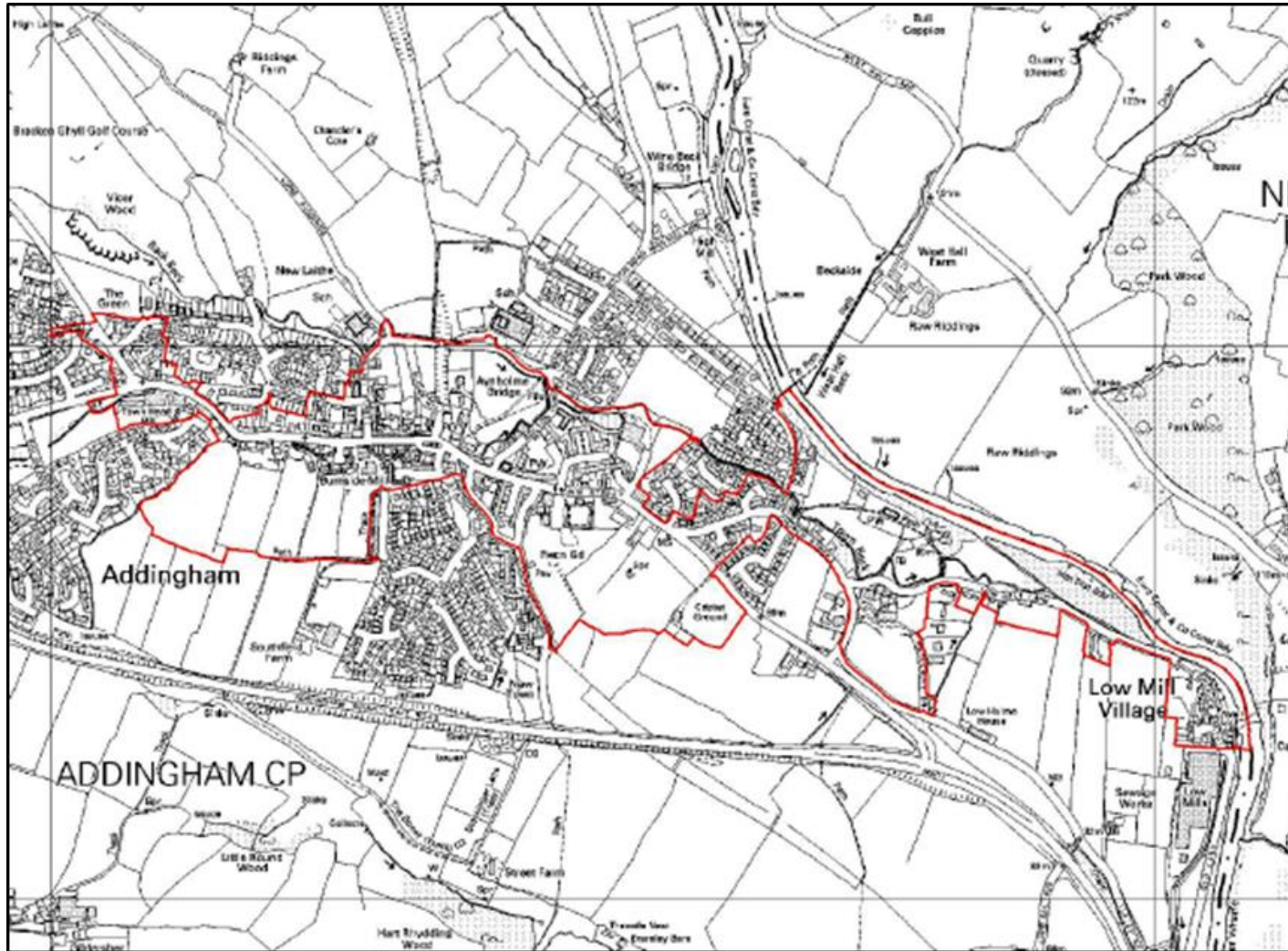
Note: a fully zoomable pdf of this map is available on the web site and hard copy available for viewing on request



Village Centre (OS Licence Number 0100058229)



Appendix 1 – Addingham Conservation Area (Source: CBMDC)



Appendix 2 - National Heritage List for England (January 2017)

There are 129 entries on the National Heritage List for England in the neighbourhood area. These are listed below, and more information can be found on each one by accessing the web links.

K6 TELEPHONE KIOSK APPROXIMATELY 10 METRES TO EAST OF ADDINGHAM LIBRARY IN OLD SCHOOL YARD

Heritage Category: Listing

Grade: II

Location:

- K6 TELEPHONE KIOSK APPROXIMATELY 10 METRES TO EAST OF ADDINGHAM LIBRARY IN OLD SCHOOL YARD, MAIN STREET, Addingham, Bradford

K6 TELEPHONE KIOSK ADJACENT TO PARKINSON FOLD

Heritage Category: Listing

Grade: II

Location:

- K6 TELEPHONE KIOSK ADJACENT TO PARKINSON FOLD, CHURCH STREET, Addingham, Bradford

NUMBER 148 AND ATTACHED RAILINGS

Heritage Category: Listing

Grade: II

Location:

- NUMBER 148 AND ATTACHED RAILINGS, MAIN STREET, Addingham, Bradford

5. THE GREEN

Heritage Category: Listing

Grade: II

Location:

- 5, THE GREEN, Addingham, Bradford

MILESTONE 150 METRES SOUTH EAST OF LOW HOLME HOUSE

Heritage Category: Listing

Grade: II

Location:

- MILESTONE 150 METRES SOUTH EAST OF LOW HOLME HOUSE, ILKLEY ROAD, Addingham, Bradford

HALLCROFT HALL

Heritage Category: Listing

Grade: II

Location:

- HALLCROFT HALL, ILKLEY ROAD, Addingham, Bradford

2, 4 AND 6, LOW MILL LANE

Heritage Category: Listing

Grade: II

Location:

- 2, 4 AND 6, LOW MILL LANE, Addingham, Bradford

10, 14, 16 AND 20, LOW MILL LANE

Heritage Category: Listing

Grade: II

Location:

- 10, 14, 16 AND 20, LOW MILL LANE, Addingham, Bradford

23, 25, 27 AND 29, LOW MILL LANE

Heritage Category: Listing

Grade: II

Location:

- 23, 25, 27 AND 29, LOW MILL LANE, Addingham, Bradford

HOLME HOUSE

Heritage Category: Listing

Grade: II

Location:

- HOLME HOUSE, LOW MILL LANE, Addingham, Bradford

THE OLD RECTORY

Heritage Category: Listing

Grade: II

Location:

- THE OLD RECTORY, LOW MILL LANE, Addingham, Bradford

8, MAIN STREET

Heritage Category: Listing

Grade: II

Location:

- 8, MAIN STREET, Addingham, Bradford

40, 42 AND 44, MAIN STREET

Heritage Category: Listing

Grade: II

Location:

- 40, 42 AND 44, MAIN STREET, Addingham, Bradford

THE SWAN HOTEL

Heritage Category: Listing

Grade: II

Location:

- THE SWAN HOTEL, 106, MAIN STREET, Addingham, Bradford

THE MANOR HOUSE

Heritage Category: Listing

Grade: II

Location:

- THE MANOR HOUSE, MAIN STREET, Addingham, Bradford

MOUNT HERMON WESLEYAN REFORM CHAPEL

Heritage Category: Listing

Grade: II

Location:

- MOUNT HERMON WESLEYAN REFORM CHAPEL, MAIN STREET, Addingham, Bradford

HAWTHORN HOUSE

Heritage Category: Listing

Grade: II

Location:

- HAWTHORN HOUSE, 9 AND 9A, MAIN STREET, Addingham, Bradford

95 AND 97, MAIN STREET

Heritage Category: Listing

Grade: II

Location:

- 95 AND 97, MAIN STREET, Addingham, Bradford

ROAD BRIDGE OVER THE TOWN BECK

Heritage Category: Listing

Grade: II

Location:

- ROAD BRIDGE OVER THE TOWN BECK, MAIN STREET, Addingham, Bradford

149, MAIN STREET

Heritage Category: Listing

Grade: II

Location:

- 149, MAIN STREET, Addingham, Bradford

THE OLD MALT KILN

Heritage Category: Listing

Grade: II

Location:

- THE OLD MALT KILN, MALT KILN YARD, BOLTON ROAD, Addingham, Bradford

LOW WHITE WELL

Heritage Category: Listing

Grade: II

Location:

- LOW WHITE WELL, MOOR LANE, Addingham, Bradford

10, 12, 14 AND 16, BOLTON ROAD, 10, 12, 14 AND 16, THE ROOKERY

Heritage Category: Listing

Grade: II

Location:

- 10, 12, 14 AND 16, BOLTON ROAD,
- 10, 12, 14 AND 16, THE ROOKERY, Addingham, Bradford

BRIAFIELD HOUSE AND WALKER-ACRE COTTAGE

Heritage Category: Listing

Grade: II

Location:

- BRIAFIELD HOUSE AND WALKER-ACRE COTTAGE, WALKER ACRE, WALKER ACRE, Addingham, Bradford

BARN 100 METRES TO EAST OF CRAGG HOUSE

Heritage Category: Listing

Grade: II

Location:

- BARN 100 METRES TO EAST OF CRAGG HOUSE, ADDINGHAM MOORSIDE, Addingham, Bradford

YE OLDE STONE HOUSE 30 METRES TO NORTH WEST OF HARDWICK COTTAGE

Heritage Category: Listing

Grade: II

Location:

- YE OLDE STONE HOUSE 30 METRES TO NORTH WEST OF HARDWICK COTTAGE, ADDINGHAM MOORSIDE, Addingham, Bradford

HARDWICK HOUSE FARMHOUSE AND ATTACHED BARN

Heritage Category: Listing

Grade: II

Location:

- HARDWICK HOUSE FARMHOUSE AND ATTACHED BARN, ADDINGHAM MOORSIDE, Addingham, Bradford

WOOL-COMBER'S SHOP 10 METRES TO SOUTH OF HARDWICK HOUSE FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

- WOOL-COMBER'S SHOP 10 METRES TO SOUTH OF HARDWICK HOUSE FARMHOUSE, ADDINGHAM MOORSIDE, Addingham, Bradford

HIGHFIELD HOUSE

Heritage Category: Listing

Grade: II

Location:

- HIGHFIELD HOUSE, A65, ADDINGHAM, Addingham, Bradford

MILESTONE 250 METRES TO NORTH WEST OF ENTRANCE TO HIGHFIELD HOUSE

Heritage Category: Listing

Grade: II

Location:

- MILESTONE 250 METRES TO NORTH WEST OF ENTRANCE TO HIGHFIELD HOUSE, A65, ADDINGHAM, Addingham, Bradford

LOW SANFITT

Heritage Category: Listing

Grade: II

Location:

- LOW SANFITT, A65, ADDINGHAM, Addingham, Bradford

MILESTONE 200 METRES TO SOUTH WEST OF JUNCTION WITH TURNER LANE

Heritage Category: Listing

Grade: II

Location:

- MILESTONE 200 METRES TO SOUTH WEST OF JUNCTION WITH TURNER LANE, BOLTON ROAD, Addingham, Bradford

WINE BECK FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

- WINE BECK FARMHOUSE, BOLTON ROAD, Addingham, Bradford

FARFIELD HALL

Heritage Category: Listing

Grade: I

Location:

- FARFIELD HALL, BOLTON ROAD, Addingham, Bradford

2 PAIRS OF GATE PIERS AND LINKING WALLS WITH SUMMER-HOUSE ATTACHED TO REAR OF FARFIELD HALL

Heritage Category: Listing

Grade: I

Location:

- 2 PAIRS OF GATE PIERS AND LINKING WALLS WITH SUMMER-HOUSE ATTACHED TO REAR OF FARFIELD HALL, BOLTON ROAD, Addingham, Bradford

COACH-HOUSE 15 METRES WEST OF KITCHEN WING OF FARFIELD HALL

Heritage Category: Listing

Grade: II

Location:

- COACH-HOUSE 15 METRES WEST OF KITCHEN WING OF FARFIELD HALL, BOLTON ROAD, Addingham, Bradford

WELL-HOUSE 5 METRES WEST OF BARN DATED 1783 200 METRES SOUTH WEST OF FARFIELD HALL

Heritage Category: Listing

Grade: II

Location:

- WELL-HOUSE 5 METRES WEST OF BARN DATED 1783 200 METRES SOUTH WEST OF FARFIELD HALL, BOLTON ROAD, Addingham, Bradford

WALLS AND GATEWAY ENCLOSING GRAVEYARD AND FRIENDS' MEETING HOUSE

Heritage Category: Listing

Grade: II

Location:

- WALLS AND GATEWAY ENCLOSING GRAVEYARD AND FRIENDS' MEETING HOUSE, BOLTON ROAD, Addingham, Bradford

2 AND 3, BRUMFITT HILL

Heritage Category: Listing

Grade: II

Location:

- 2 AND 3, BRUMFITT HILL, Addingham, Bradford

BURNSIDE MILL HOUSE

Heritage Category: Listing

Grade: II

Location:

- BURNSIDE MILL HOUSE, BURNSIDE, Addingham, Bradford

CHURCH OF ST PETER

Heritage Category: Listing

Grade: I

Location:

- CHURCH OF ST PETER, CHURCH STREET, Addingham, Bradford

THROSTLE NEST

Heritage Category: Listing

Grade: II

Location:

- THROSTLE NEST, COCKING LANE, Addingham, Bradford

SMALL BANKS FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

- SMALL BANKS FARMHOUSE, COCKING LANE, Addingham, Bradford

MOOR VIEW

Heritage Category: Listing

Grade: II

Location:

- MOOR VIEW, COCKING LANE, Addingham, Bradford

SMALL COTTAGE 5 METRES TO SOUTH OF GILDERSBER COTTAGE

Heritage Category: Listing

Grade: II

Location:

- SMALL COTTAGE 5 METRES TO SOUTH OF GILDERSBER COTTAGE, COCKING LANE, Addingham, Bradford

BARN 10 METRES TO NORTH OF STREET HOUSE

Heritage Category: Listing

Grade: II

Location:

- BARN 10 METRES TO NORTH OF STREET HOUSE, ADDINGHAM, Addingham, Bradford

MILESTONE AT FOUR LANES END

Heritage Category: Listing

Grade: II

Location:

- MILESTONE AT FOUR LANES END, ADDINGHAM MIDDLE MOOR, Addingham, Bradford

OVER GATE CROFT

Heritage Category: Listing

Grade: II

Location:

- OVER GATE CROFT, ADDINGHAM MOORSIDE, Addingham, Bradford

LOW LAITHE BARN BELONGING TO SUNNY BANK FARM

Heritage Category: Listing

Grade: II

Location:

- LOW LAITHE BARN BELONGING TO SUNNY BANK FARM, ADDINGHAM MOORSIDE, Addingham, Bradford

FELL EDGE FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

- FELL EDGE FARMHOUSE, Addingham, Bradford

SCHOOL WOOD FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

- SCHOOL WOOD FARMHOUSE, ADDINGHAM MOORSIDE, Addingham, Bradford

LUMB BECK FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

- LUMB BECK FARMHOUSE, ADDINGHAM MOORSIDE, Addingham, Bradford

UPPER GATECROFT FARMHOUSE AND ATTACHED BARN

Heritage Category: Listing

Grade: II

Location:

- UPPER GATECROFT FARMHOUSE AND ATTACHED BARN, ADDINGHAM MOORSIDE, Addingham, Bradford

SUNNY BANK FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

- SUNNY BANK FARMHOUSE, ADDINGHAM MOORSIDE, Addingham, Bradford

GHYLL HOUSE

Heritage Category: Listing

Grade: II

Location:

- GHYLL HOUSE, ADDINGHAM MOORSIDE, Addingham, Bradford

FARFIELD HOUSE

Heritage Category: Listing

Grade: II

Location:

- FARFIELD HOUSE, BOLTON ROAD, Addingham, Bradford

GATE PIERS AT SOUTH ENTRANCE TO FARFIELD HALL

Heritage Category: Listing

Grade: II

Location:

- GATE PIERS AT SOUTH ENTRANCE TO FARFIELD HALL, BOLTON ROAD, Addingham, Bradford

GARDEN SCULPTURE OF CHERUB AND DOG SET 5 METRES WEST OF MAIN ENTRANCE TO REAR GARDEN AT FARFIELD HALL

Heritage Category: Listing

Grade: II

Location:

- GARDEN SCULPTURE OF CHERUB AND DOG SET 5 METRES WEST OF MAIN ENTRANCE TO REAR GARDEN AT FARFIELD HALL, BOLTON ROAD, Addingham, Bradford

GATE PIERS AND ATTACHED WALLS ENCLOSING ORCHARD 5 METRES TO NORTH WEST OF COACH HOUSE AT FARFIELD HALL

Heritage Category: Listing

Grade: II

Location:

- GATE PIERS AND ATTACHED WALLS ENCLOSING ORCHARD 5 METRES TO NORTH WEST OF COACH HOUSE AT FARFIELD HALL, BOLTON ROAD, Addingham, Bradford

STABLES, PIGGERY, HEN-HOUSE AND CARTSHED ATTACHED TO SOUTH END OF BARN DATED 1783 200 METRES SOUTH WEST OF FARFIELD HALL

Heritage Category: Listing

Grade: II

Location:

- STABLES, PIGGERY, HEN-HOUSE AND CARTSHED ATTACHED TO SOUTH END OF BARN DATED 1783 200 METRES SOUTH WEST OF FARFIELD HALL, BOLTON ROAD, Addingham, Bradford

FRIENDS' MEETING HOUSE

Heritage Category: Listing

Grade: II*

Location:

- FRIENDS' MEETING HOUSE, BOLTON ROAD, Addingham, Bradford

1, BRUMFITT HILL

Heritage Category: Listing

Grade: II

Location:

- 1, BRUMFITT HILL, Addingham, Bradford

2, 4 AND 6, BURNSIDE

Heritage Category: Listing

Grade: II

Location:

- 2, 4 AND 6, BURNSIDE, Addingham, Bradford

MILL 5 METRES TO NORTH OF NUMBER 8

Heritage Category: Listing

Grade: II

Location:

- MILL 5 METRES TO NORTH OF NUMBER 8, CHAPEL STREET, Addingham, Bradford

SMITHY COTTAGE

Heritage Category: Listing

Grade: II

Location:

- SMITHY COTTAGE, 7, CHURCH STREET, Addingham, Bradford

ASHGATE HOUSE

Heritage Category: Listing

Grade: II

Location:

- ASHGATE HOUSE, 31, CHURCH STREET, Addingham, Bradford

BEE-BOLES IN WALL ATTACHED TO REAR OF REYNARD INGS

Heritage Category: Listing

Grade: II

Location:

- BEE-BOLES IN WALL ATTACHED TO REAR OF REYNARD INGS, COCKING LANE, Addingham, Bradford

SMALL BANKS FARM COTTAGE

Heritage Category: Listing

Grade: II

Location:

- SMALL BANKS FARM COTTAGE, COCKING LANE, Addingham, Bradford

SMALL BANKS JOINER'S SHOP

Heritage Category: Listing

Grade: II

Location:

- SMALL BANKS JOINER'S SHOP, COCKING LANE, Addingham, Bradford

BARN 20 METRES SOUTH EAST OF MOOR VIEW

Heritage Category: Listing

Grade: II

Location:

- BARN 20 METRES SOUTH EAST OF MOOR VIEW, COCKING LANE, Addingham, Bradford

FOOTBRIDGE LEADING TO ST PETER'S CHURCH

Heritage Category: Listing

Grade: II

Location:

- FOOTBRIDGE LEADING TO ST PETER'S CHURCH, LOW MILL LANE, Addingham, Bradford

28, 30, 32, 34, 36 AND 38, MAIN STREET

Heritage Category: Listing

Grade: II

Location:

- 28, 30, 32, 34, 36 AND 38, MAIN STREET, Addingham, Bradford

HIGH BANK

Heritage Category: Listing

Grade: II

Location:

- HIGH BANK, 46, MAIN STREET, Addingham, Bradford

BRADFORD METROPOLITAN DISTRICT COUNCIL BRANCH LIBRARY

Heritage Category: Listing

Grade: II

Location:

- BRADFORD METROPOLITAN DISTRICT COUNCIL BRANCH LIBRARY, MAIN STREET, Addingham, Bradford

THE CROWN HOTEL

Heritage Category: Listing

Grade: II

Location:

- THE CROWN HOTEL, 136, MAIN STREET, Addingham, Bradford

LOW HOUSE

Heritage Category: Listing

Grade: II

Location:

- LOW HOUSE, MAIN STREET, Addingham, Bradford

INPRINT GALLERY

Heritage Category: Listing

Grade: II

Location:

- INPRINT GALLERY, 71, MAIN STREET, Addingham, Bradford

NUMBER 99 AND ATTACHED BARN

Heritage Category: Listing

Grade: II

Location:

- NUMBER 99 AND ATTACHED BARN, MAIN STREET, Addingham, Bradford

SURGERY

Heritage Category: Listing

Grade: II

Location:

- SURGERY, 103, MAIN STREET, Addingham, Bradford

143 AND 145, MAIN STREET

Heritage Category: Listing

Grade: II

Location:

- 143 AND 145, MAIN STREET, Addingham, Bradford

CAUSEWAY FOOT FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

- CAUSEWAY FOOT FARMHOUSE, MOOR LANE, Addingham, Bradford

CROSS BANK FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

- CROSS BANK FARMHOUSE, MOOR LANE, Addingham, Bradford

DALE COTTAGE

FIR COTTAGE

Heritage Category: Listing

Grade: II

Location:

- FIR COTTAGE, 2, PARKINSON FOLD,
- DALE COTTAGE, 4, PARKINSON FOLD,
- 6, PARKINSON FOLD,
- DALE COTTAGE, 5, CHURCH STREET,
- FIR COTTAGE, 3, CHURCH STREET, Addingham, Bradford

PEAK RIDING

Heritage Category: Listing

Grade: II

Location:

- PEAK RIDING, SKIPTON ROAD, Addingham, Bradford

BAKEHOUSE TO REAR OF NUMBER 114

Heritage Category: Listing

Grade: II

Location:

- BAKEHOUSE TO REAR OF NUMBER 114, MAIN STREET, Addingham, Bradford

THE FLEECE PUBLIC HOUSE AND ADJOINING BARN

Heritage Category: Listing

Grade: II

Location:

- THE FLEECE PUBLIC HOUSE AND ADJOINING BARN, 154, MAIN STREET, Addingham, Bradford

GILDERSBER COTTAGE (HOUSE OCCUPIED BY MR. WILMOT)

Heritage Category: Listing

Grade: II

Location:

- GILDERSBER COTTAGE (HOUSE OCCUPIED BY MR. WILMOT), COCKING LANE, Addingham, Bradford

BARN 20 METRES NORTH OF GILDERSBER COTTAGE BELONGING TO MR. LOFTHOUSE

Heritage Category: Listing

Grade: II

Location:

- BARN 20 METRES NORTH OF GILDERSBER COTTAGE BELONGING TO MR. LOFTHOUSE, COCKING LANE, Addingham, Bradford

PARADISE LAITHE

Heritage Category: Listing

Grade: II

Location:

- PARADISE LAITHE, BOLTON ROAD, Addingham, Bradford

RAISED TERRACE, BALUSTRADE AND STEPS TO SOUTH FRONT OF FARFIELD HALL

Heritage Category: Listing

Grade: II

Location:

- RAISED TERRACE, BALUSTRADE AND STEPS TO SOUTH FRONT OF FARFIELD HALL, BOLTON ROAD, Addingham, Bradford

GEORGE OATES GREENWOOD MAUSOLEUM AND SURROUNDING RAILINGS

Heritage Category: Listing

Grade: II

Location:

- GEORGE OATES GREENWOOD MAUSOLEUM AND SURROUNDING RAILINGS, WESLEY PLACE, Addingham, Bradford

GUIDE-POST SET IN WALL BY BUS STOP OPPOSITE TO JUNCTION WITH CHURCH STREET

Heritage Category: Listing

Grade: II

Location:

- GUIDE-POST SET IN WALL BY BUS STOP OPPOSITE TO JUNCTION WITH CHURCH STREET, MAIN STREET, Addingham, Bradford

FARFIELD COTTAGES

Heritage Category: Listing

Grade: II

Location:

- FARFIELD COTTAGES, 1 AND 2, BOLTON ROAD, Addingham, Bradford

5 ATTACHED CHEST TOMBS TO THE MYERS FAMILY 30 METRES TO THE NORTH EAST OF THE FRIENDS' MEETING HOUSE

Heritage Category: Listing

Grade: II

Location:

- 5 ATTACHED CHEST TOMBS TO THE MYERS FAMILY 30 METRES TO THE NORTH EAST OF THE FRIENDS' MEETING HOUSE, BOLTON ROAD, Addingham, Bradford

16 AND 18, CHURCH STREET

Heritage Category: Listing

Grade: II

Location:

- 16 AND 18, CHURCH STREET, Addingham, Bradford

REYNARD INGS

Heritage Category: Listing

Grade: II

Location:

- REYNARD INGS, COCKING LANE, Addingham, Bradford

MOUNTING BLOCK ATTACHED TO GARDEN WALL TO FRONT OF SMALL BANKS FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

- MOUNTING BLOCK ATTACHED TO GARDEN WALL TO FRONT OF SMALL BANKS FARMHOUSE, COCKING LANE, Addingham, Bradford

LOWER BROCKA BANK

Heritage Category: Listing

Grade: II

Location:

- LOWER BROCKA BANK, COCKING LANE, Addingham, Bradford

GILDERSER FARMHOUSE (HOUSE OCCUPIED BY MR STAPLETON)

Heritage Category: Listing

Grade: II

Location:

- GILDERSER FARMHOUSE (HOUSE OCCUPIED BY MR STAPLETON), COCKING LANE, Addingham, Bradford

STREET HOUSE AND ATTACHED STREET HOUSE COTTAGE

Heritage Category: Listing

Grade: II

Location:

- STREET HOUSE AND ATTACHED STREET HOUSE COTTAGE, ADDINGHAM, Addingham, Bradford

DOVECOTE 5 METRES NORTH OF BARN, 10 METRES TO NORTH OF STREET HOUSE

Heritage Category: Listing

Grade: II

Location:

- DOVECOTE 5 METRES NORTH OF BARN, 10 METRES TO NORTH OF STREET HOUSE, ADDINGHAM, Addingham, Bradford

LOWER GATE CROFT

Heritage Category: Listing

Grade: II

Location:

- LOWER GATE CROFT, ADDINGHAM MOORSIDE, Addingham, Bradford

HIGH HOUSE

Heritage Category: Listing

Grade: II

Location:

- HIGH HOUSE, ADDINGHAM MOORSIDE, Addingham, Bradford

CUCKOO'S NEST FARMHOUSE AND ATTACHED BARN

Heritage Category: Listing

Grade: II

Location:

- CUCKOO'S NEST FARMHOUSE AND ATTACHED BARN, ADDINGHAM MOORSIDE, Addingham, Bradford

BARN, 15 METRES TO NORTH EAST OF GHYLL HOUSE

Heritage Category: Listing

Grade: II

Location:

- BARN, 15 METRES TO NORTH EAST OF GHYLL HOUSE, ADDINGHAM MOORSIDE, Addingham, Bradford

HIGH MILL

Heritage Category: Listing

Grade: II

Location:

- HIGH MILL, HIGH MILL LANE, Addingham, Bradford

BARN 10 METRES TO THE NORTH OF THE OLD RECTORY

Heritage Category: Listing

Grade: II

Location:

- BARN 10 METRES TO THE NORTH OF THE OLD RECTORY, LOW MILL LANE, Addingham, Bradford

NUMBER 88 AND ATTACHED COTTAGE TO REAR AND 90 AND 92/94

Heritage Category: Listing

Grade: II

Location:

- NUMBER 88 AND ATTACHED COTTAGE TO REAR AND 90 AND 92/94, MAIN STREET, Addingham, Bradford

1, SUGAR HILL, 114, MAIN STREET

Heritage Category: Listing

Grade: II

Location:

- 1, SUGAR HILL,
- 114, MAIN STREET, Addingham, Bradford

HIGH HOUSE

Heritage Category: Listing

Grade: II

Location:

- HIGH HOUSE, 156, MAIN STREET, Addingham, Bradford

IVY HOUSE FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

- 41, MAIN STREET,
- IVY HOUSE FARMHOUSE, MAIN STREET, Addingham, Bradford

101, MAIN STREET

Heritage Category: Listing

Grade: II

Location:

- 101, MAIN STREET, Addingham, Bradford

NUMBERS 153, 155 AND 157 (BEECH TREE HOUSE)

Heritage Category: Listing

Grade: II

Location:

- NUMBERS 153, 155 AND 157 (BEECH TREE HOUSE), MAIN STREET, Addingham, Bradford

BARN AT RIGHT ANGLES TO CAUSEWAY FOOT FARMHOUSE

Heritage Category: Listing

Grade: II

Location:

- BARN AT RIGHT ANGLES TO CAUSEWAY FOOT FARMHOUSE, MOOR LANE, Addingham, Bradford

NUMBERS 36, 38, 40 AND 42 INCLUDING ATTACHED LOOMSHOP

Heritage Category: Listing

Grade: II

Location:

- NUMBERS 36, 38, 40 AND 42 INCLUDING ATTACHED LOOMSHOP, THE ROOKERY,
- NUMBERS 36, 38, 40 AND 42 INCLUDING ATTACHED LOOMSHOP, BOLTON ROAD, Addingham, Bradford

CRAGG HOUSE

Heritage Category: Listing

Grade: II

Location:

- CRAGG HOUSE, ADDINGHAM MOORSIDE, Addingham, Bradford

SYKE HOUSE

Heritage Category: Listing

Grade: II

Location:

- SYKE HOUSE, BOLTON ROAD, Addingham, Bradford

STEPS, WALLS AND URNS 150 METRES SOUTH WEST OF FARFIELD HALL

Heritage Category: Listing

Grade: II

Location:

- STEPS, WALLS AND URNS 150 METRES SOUTH WEST OF FARFIELD HALL, BOLTON ROAD, Addingham, Bradford

BARN, DATED 1783 AND ATTACHED COWHOUSE AND GRANARY, 200 METRES SOUTH WEST OF FARFIELD HALL

Heritage Category: Listing

Grade: II

Location:

- BARN, DATED 1783 AND ATTACHED COWHOUSE AND GRANARY, 200 METRES SOUTH WEST OF FARFIELD HALL, BOLTON ROAD, Addingham, Bradford

K6 TELEPHONE KIOSK

Heritage Category: Listing

Grade: II

Location:

- K6 TELEPHONE KIOSK, COCKING LANE, Addingham, Bradford

Low Moor round barrow

Heritage Category: Scheduling

Grade:

Location:

- Addingham, Bradford

Carved rock near wall in pasture below Addingham Crag 290m south of Cragg House

Heritage Category: Scheduling

Grade:

Location:

- Addingham, Bradford

Carved rock incorporated in and extending beyond outbuilding at Hardwick House Farm

Heritage Category: Scheduling

Grade:

Location:

- Addingham, Bradford

Cup and ring marked rock known as Piper Crag Stone

Heritage Category: Scheduling

Grade:

Location:

- Addingham, Bradford

Cup and ring marked rock below Addingham Crag

Heritage Category: Scheduling

Grade:

Location:

- Addingham, Bradford

Churchyard cross at the Church of St Peter

Heritage Category: Scheduling

Grade:

Location:

- Addingham, Bradford

[Late prehistoric enclosed settlement known as Round Dykes Camp on Addingham Low Moor](#)

Heritage Category: Scheduling

Grade:

Location:

- Addingham, Bradford

[Late prehistoric enclosed settlement with an outlying bank and ditch on Counter Hill, 220m north east of Moorcock Hall](#)

Heritage Category: Scheduling

Grade:

Location:

- Silsden, Bradford

[Anglo-Saxon cemetery and medieval manorial centre including fishponds and part of the open field system adjacent to St Peter's Church](#)

Heritage Category: Scheduling

Grade:

Location:

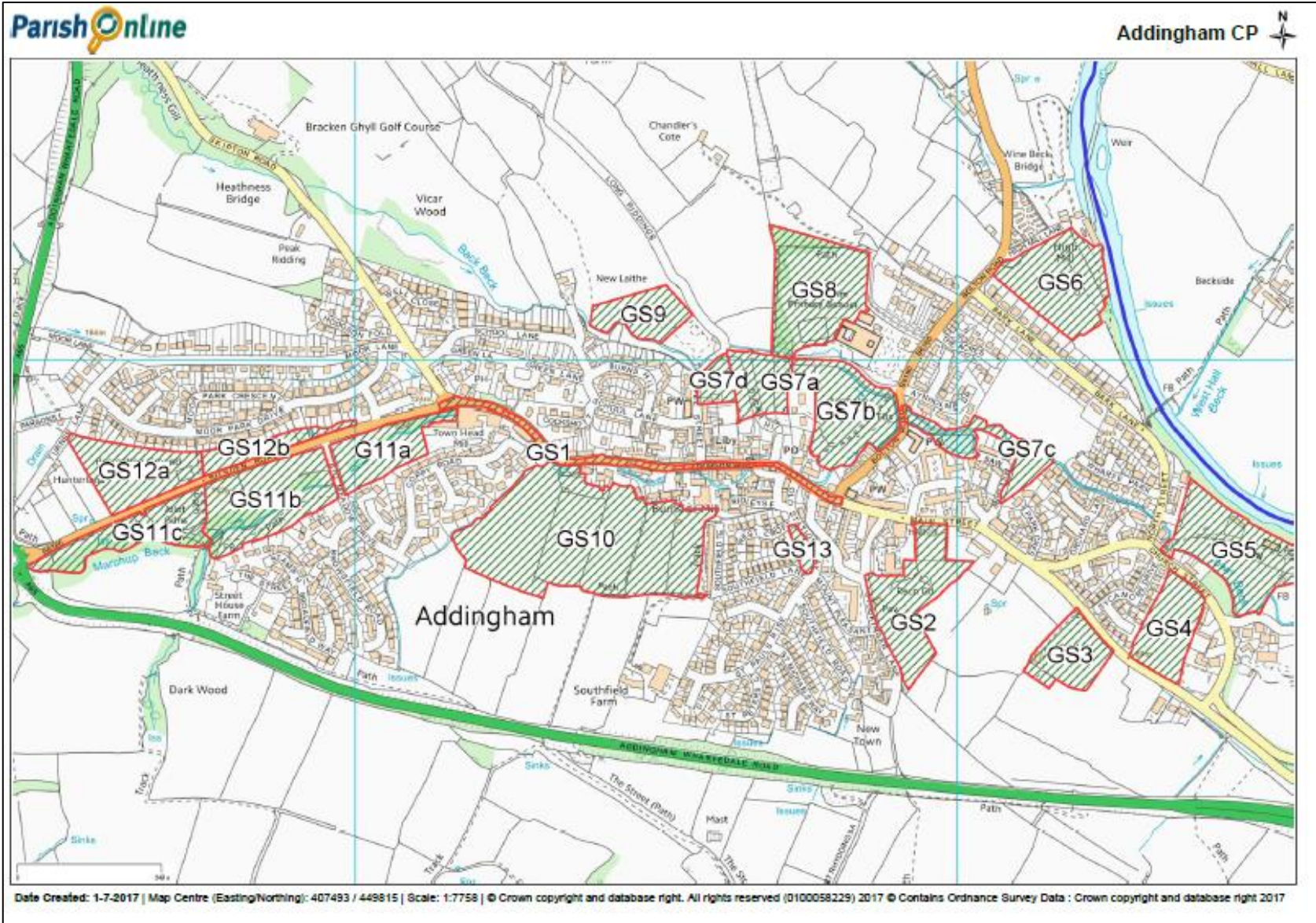
- Addingham, Bradford

Appendix 3 - Addingham Neighbourhood Development Plan – Green Space DRAFT Proposals

Ref	Name	Current RUDP designation	Size	Site meets criteria for Local Green Space Designation	Other Green Space Designation
GS1a	Main Street Gardens and Seating Areas - The Lay By Garden	OS8 - policy on small areas of open land in Addingham/Conservation Area	TBC	yes	
GS1b	Main Street Gardens and Seating Areas - Sailor Corner	OS8 - policy on small areas of open land in Addingham/Conservation Area	TBC	yes	
GS1c	Main Street Gardens and Seating Areas - Cottages Garden	OS8 - policy on small areas of open land in Addingham/Conservation Area	TBC	yes	
GS1d	Main Street Gardens and Seating Areas - The Fountain Garden	OS8 - policy on small areas of open land in Addingham/Conservation Area	TBC	yes	
GS1e	Main Street Gardens and Seating Areas -Hen Pen Garden	OS8 - policy on small areas of open land in Addingham/Conservation Area	TBC	yes	
GS1f	Main Street Gardens and Seating Areas - Sugar Hill	OS8 - policy on small areas of open land in Addingham/Conservation Area	TBC	yes	
GS1g	North Street Garden & Seating Area	OS8 - policy on small areas of open land in Addingham/Conservation Area	TBC	yes	
GS2	Memorial Hall Recreation Area & Gala Field	Green Belt, OS2 - recreation open space/OS3 - playing fields/Conservation Area	1.994	yes	

Ref	Name	Current RUDP designation	Size	Site meets criteria for Local Green Space Designation	Other Green Space Designation
GS3	Cricket Field	Green Belt, OS3 - playing fields/Conservation Area	1.133	no	playing field
GS4	Hoffman Wood Field	OS3 - playing fields	1.3	no	recreation open space
GS5	The Church Field, St Peters Church	Green Belt - no OS designation/Conservation Area	2.417	yes	
GS6	Bark Lane & Dawson Crossley Fields	Green Belt - no OS designation	2.109	no	recreation open space
GS7a	Back Beck Lane & Sugar Hill Crofts	OS7 - Village Greenspace/Conservation Area	0.942	yes	
GS7b	Manor Garth	OS7 - Village Greenspace/Conservation Area	2.068	yes	
GS7c	Saw Mill Pond & Low House Field	OS7 - Village Greenspace/ part in Conservation Area	1.17	yes	
GS7d	Methodist Chapel Graveyard	no OS designation/Conservation Area	0.336	yes	
GS8	Primary School Field and Footpath	OS3 - playing fields	2.627	no	playing field
GS9	Old First School	OS3 - playing fields	0.961	yes	

Ref	Name	Current RUDP designation	Size	Site meets criteria for Local Green Space Designation	Other Green Space Designation
GS10	Sailor & Burnside Fields	OS7 - Village Greenspace/Conservation Area	6.637	yes	
G11a	Marchup Beck below Meadow Drive	OS7 - Village Greenspace/part in Conservation Area	1.294	yes	
GS11b	Marchup Beck above Meadow Drive	OS7 - Village Greenspace	2.45	yes	
GS11c	Marchup Beck - Daniel Palmer Nature Reserve & Allotment Gardens	Green Belt - no OS designation	1.573	yes	
GS12a	Silsden Road Recreation Ground	OS2 - recreation open space	1.685	no	recreation open space
GS12b	Silsden Rd Allotments	OS6 - allotments	0.643	no	allotments
GS13	Old Station Way Meadow	no OS designation	0.184	no	recreation open space
GS14	New Town Allotment Gardens	Green Belt - no OS designation	TBC	no	allotments
GS15	Low Mill Housing Development - Amenity Area	Green Belt - no OS designation	TBC	no	recreation open space
GS16	Bracken Ghyll Golf Course	Green Belt - no OS designation	TBC	no	recreation open space





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